



**HUNTERS®**

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**Asking Price £150,000**



# Belfry Court, The Village, York, North Yorkshire

- 1 BED RETIREMENT PROPERTY
  - HANDY FOR VILLAGE AND BUS TO YORK
  - LEASEHOLD (108 YEARS REMAINING)
- McCARTHY & STONE DEVELOPMENT
  - WELL PRESENTED THROUGHOUT
  - EPC RATING C
- CENTRAL WIGGINTON LOCATION
  - 1ST FLOOR SOUTH FACING APARTMENT
  - COUNCIL TAX BAND B

**\*\*\* IMPRESSIVE 1 BED LEASEHOLD APARTMENT \*\*\* OVER 65's RETIREMENT PROPERTY \*\*\* McCARTHY STONE DEVELOPMENT \*\*\* SOUTH FACING \*\*\* VIEWS OVER COMMUNAL GARDENS \*\*\* - NICE AND LIGHT FEEL \*\*\* FIRST FLOOR WITH LIFT ACCESS \*\*\* EPC RATING C\*\*\* COUNCIL TAX BAND B \*\*\***

Brought to the open market is this well-presented one-bedroom apartment on the first floor of the highly regarded Belfry Court development in the heart of Wigginton. The accommodation living area has the benefit of a south-facing window with views over the well-maintained communal gardens. The apartment also comprises a well-fitted kitchen, a double bedroom with fitted wardrobes, a shower room and a spacious entrance hall.

With communal areas and well-tended gardens and having been built by McCarthy & Stone in 2008, these apartments have a modern feel as well as enjoying a central location in this popular village 4 miles to the north of York. Located on a bus route to York itself and handy for the local amenities which include doctors surgery, chemist, pub, church, and village store as well as Haxby a short walk away we always get plenty of interest in this desirable development.

**Belfry Court**  
Entry via secure entryphone system. Access to apartments via lift or stairs. 19 Belfry Court is located on the first floor.

**Hallway**  
The entrance hall provides access to the living room, bedroom, shower room and walk-in store cupboard which also houses the property hot water system.

**Living Room**  
The living room has space for living and dining furniture if required. There is also a fireplace with an electric fire, an electric storage heater, television & telephone points and UPVC glazed French doors opening onto a Juliet balcony with views over the communal gardens. There are also glazed French doors providing access into the kitchen.

**Kitchen**  
Accessed from the living room through glazed French doors, the kitchen is fitted with a range of wall and base units complimented with worktops, an intergrated sink with a mixer tap, an electric ceramic hob, an electric oven/grill combo, an under counter fridge and an undercounter freezer. There is also a window to the rear elevation looking over the communal gardens.

**Bedroom**  
This double bedroom has built in wardrobes, an electric wall hung heater and a window to the rear elevation which looks out over the communal gardens. There is also a television point.

**Shower Room**  
The shower room is fitted with a step in shower cubicle, wash basin set in a vanity unit with a wall mirror and a toilet. There is also an electric wall-hung fan heater and an electric heated towel rail.

**Communal Area**  
Belfry Court benefits from an on-site part-time manager and central call centre. There is a ground floor communal area where residents get together and socialise with events from time to time. There is the option to have guests stay over with a guest room which can be rented. Outside are well-tended communal gardens and parking to the rear of the development (check with manager for availability) and a scooter store with charging area. This development does not offer any care and is strictly a retirement residential building.

**Tenure Information**  
Tenure Type: Leasehold  
Lease original length: 125 Years  
Lease remaining: 108 years approx  
Leasehold Annual Service Charge Amount £2,987.44 per annum  
Leasehold Ground Rent Amount £425 per annum  
Council Tax Banding: B  
EPC Rating Band: C

**Anti Money Laundering Regulations**  
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

**Disclaimer**  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

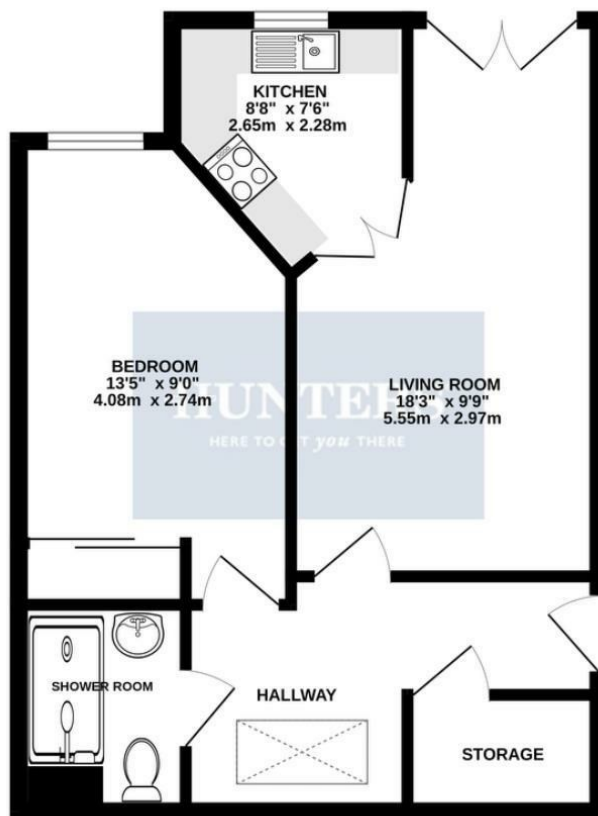








FIRST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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