



**Ingle Court  
Market Weighton  
York  
YO43 3HB**

**Offers In Excess Of £69,000**

**bettermove**

# Ingle Court York

Bettermove are proud to present this 1 bed Retirement flat in Market Weighton, York, available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available for residents.

The council tax band is B.

This is a leasehold property with 107 years remaining on the lease; the ground rent is £212.50 half yearly, and the service charge is £1532.45 half yearly.

This well presented property is located on the top floor, and comprises a spacious living room, fitted kitchen, bedroom and shower room. There is a communal garden area, with lawn, shrub areas and seating.

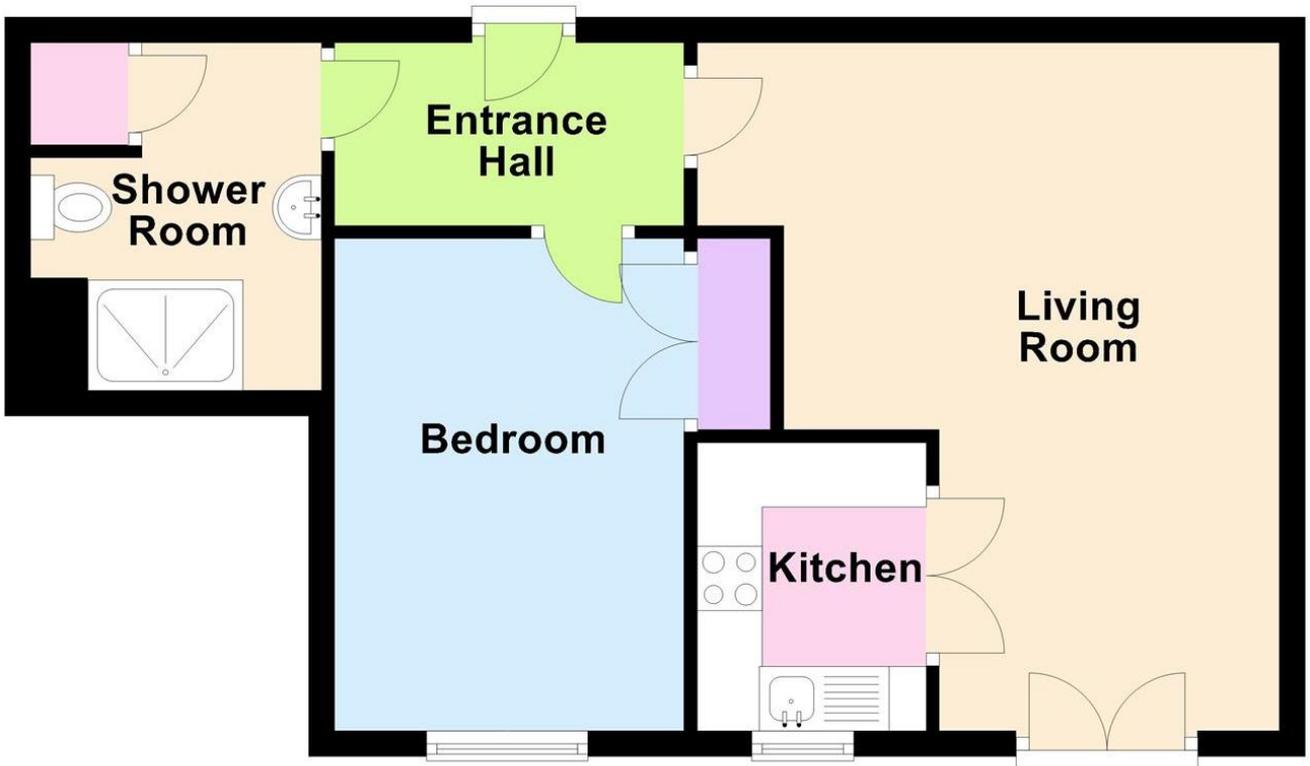
Located in the increasingly popular market town of Market Weighton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Beverley, Gilberdyke and Brough Train Stations, as well as a range of bus routes, and close to the M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



# Floor Plan

Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 45.2 sq. metres (486.9 sq. feet)

## 45 Ingle Court, Market Weighton

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

84

86

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