



# 16 Francis Court

Thorpe Willoughby  
YO8 9RQ

£59,500 for a 70% Share

2 Bedroom Apartment



- LARGER TYPE TWO BEDROOM APARTMENT
- ARRANGED OVER 2 FLOORS
- UPVC DOUBLE GLAZING
- OVER 55'S
- COMMUNAL GARDENS
- PARKING
- NO ONWARD CHAIN

 Elmhirst Parker  
SOLICITORS & ESTATE AGENTS





A larger type, two bedroomed apartment located over two floors on this modern development within the popular village of Thorpe Willoughby to the west of Selby. The property briefly comprises, to the ground floor; lobby, to the first floor; landing, living room, kitchen, bedroom 1 and shower room and to the second floor; bedroom 2. It has the advantage of a second bedroom being located on the second floor which could be utilised for various uses, electric heating, full UPVC windows/doors and car parking. It is well fitted and offered with no onward chain.

## Ground Floor

UPVC front door providing entrance to the :-

**Lobby:**  
Housing the electric consumer unit. Staircase to first floor with currently a stairlift installed but this will be removed by the owner should it not be required.

## First Floor

**Landing:**  
With built in airing / cylinder cupboard fitted with a double immersion heater and thermostat. Separate built in double wardrobe. Electric Economy 7 heater.

**Living Room:** 16'6" x 9'11" (5.03m x 3.03m)  
Having a UPVC double glazed window and electric heater.

**Kitchen:** 10'1" x 8'2" (3.08m x 2.49m)

Having a good range of Rosewood effect base units and matching wall mounted cupboards. Work surfaces incorporating a double drainer stainless steel sink unit with mixer taps over and tiled splashbacks. Electric cooker point and heater. UPVC double glazed window. The fridge freezer and cooker may be purchased separately if required.

**Bedroom 1:** 11'7" x 9'11" (3.53m x 3.02m)  
With electric heater.

**Shower Room:** 7'2" x 4'11" (2.19m x 1.49m)  
Fully tiled and having a walk in double shower being a Mira type. Matching white wash basin and WC.

## Second Floor

**Bedroom 2:**  
11'4" x 14'3" max (3.45m x 4.35m max)  
Having a large walk in wardrobe. Electric heater.

**Outside:**  
Communal gardens laid to lawn. Ample car parking available at the rear.

**Leasehold:**  
The vendor advises there are 99 years remaining on the lease.

**Management Charge:**  
The vendor advises that a fee of £47.00 per calendar month is payable but this should be checked by prospective purchasers.



68 SQ.M (732 Sq ft.)  
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <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>	
Not energy efficient - higher running costs	
70	75
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
52	58
England, Scotland & Wales	
EU Directive 2002/91/EC	

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