



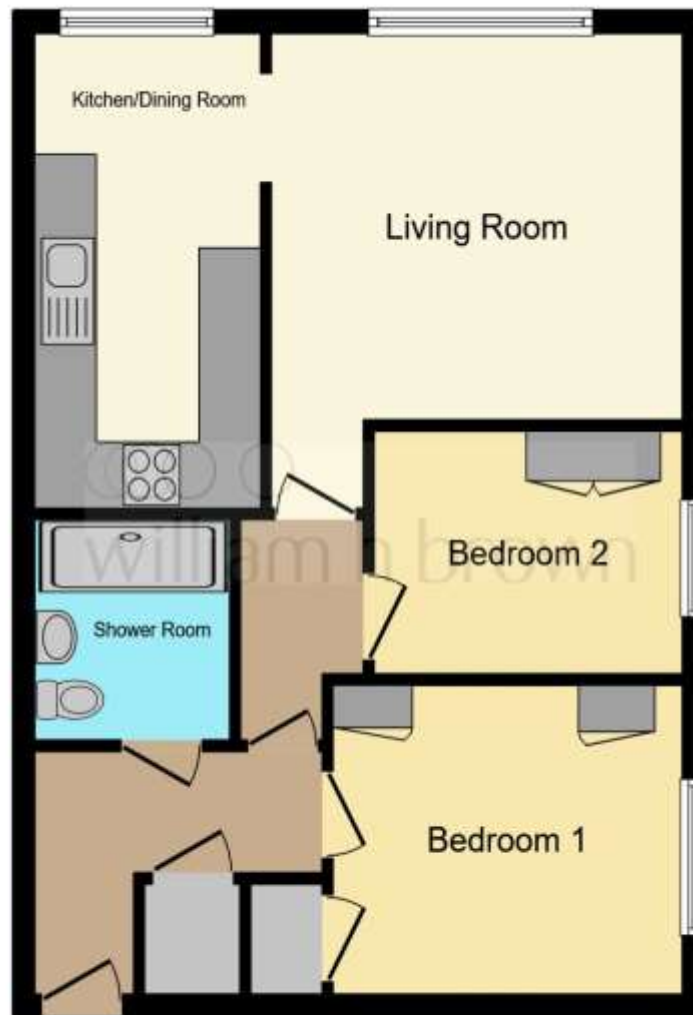
Wyre Mews, York York YO32 2ZD

welcome to

Wyre Mews, York York

This two bedroom ground floor apartment located in the delightful over 55's Wyre Mews development offers a great opportunity for potential buyers. On site benefits include a warden, residents lounge, visitor parking and beautiful communal gardens.





Entrance Hall

Lounge

13' x 11' 3" (3.96m x 3.43m)

Kitchen

14' 5" MAX x 7' 1" MAX (4.39m MAX x 2.16m MAX)

Bedroom 1

10' 11" x 8' 11" (3.33m x 2.72m)

Bedroom 2

9' 11" x 6' 10" MAX (3.02m x 2.08m MAX)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Wyre Mews, York York

- GUIDE PRICE £145,000 to £165,000
- GROUND FLOOR TWO BEDROOM APARTMENT
- KITCHEN DINER WITH WINDOW
- COMMUNAL AREAS
- VILLAGE LOCATION

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£145,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAX105047



Property Ref:
HAX105047 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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