



**Wyre Mews, York YO32 2ZD**



**welcome to**

**Wyre Mews, York**

This impressive 2 bedroom over 55's retirement apartment is located in a prime location in the sought after Wyre Mews development, and within walking distance of Haxby village centre, close to local amenities.





**Entrance Hall**

**Lounge**

13' x 11' 6" ( 3.96m x 3.51m )

**Kitchen/Dining Area**

14' 2" x 7' 2" ( 4.32m x 2.18m )

**Bedroom 1**

10' 8" x 9' 1" ( 3.25m x 2.77m )

**Bedroom 2**

9' 6" to wardrobe x 4' 10" ( 2.90m to wardrobe x 1.47m )

**Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Wyre Mews, York

- FIRST FLOOR TWO BEDROOM RETIREMENT PROPERTY
- VILLAGE LOCATION CLOSE TO AMENITIES
- REAR LOCATION WITHIN THE COMPLEX WITH EASY ACCESS TO COMMUNAL AREAS
- FISCHER ELECTRIC HEATING SYSTEM
- COMMUNAL GARDENS

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.

# £160,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAX105435](https://www.williamhbrown.co.uk/Property/HAX105435)



Property Ref:  
HAX105435 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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