



## Hansom Place, York, YO31 8FQ

- NO ONWARD CHAIN
- COMMUNAL LOUNGE AND GARDENS
- BIN STORE
- ONE BEDROOM
- TOP FLOOR APARTMENT
- LAUNDRETTE FACILITIES
- OVER 60'S

**£115,000**



# Hansom Place, York, YO31 8FQ

## DESCRIPTION

This home is conveniently located just outside a few major bus routes to the centre of town and surrounding areas with a wide range of local amenities on your doorstep and York Hospital directly opposite.

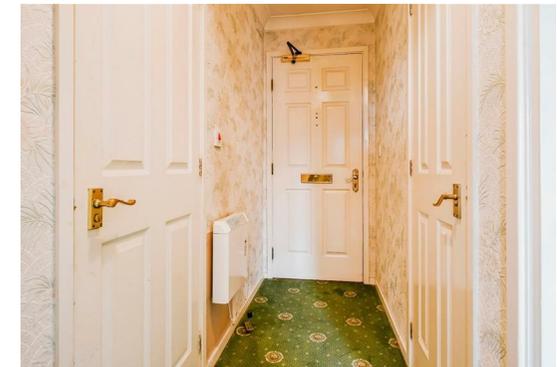
Sold with no onward chain the property is offered with warden assisted to those over 60 years of age. The accommodation has the benefit of communal facilities including laundrette, lounge, bin store and ample communal gardens & parking. With well maintained grounds and modern intercom systems.

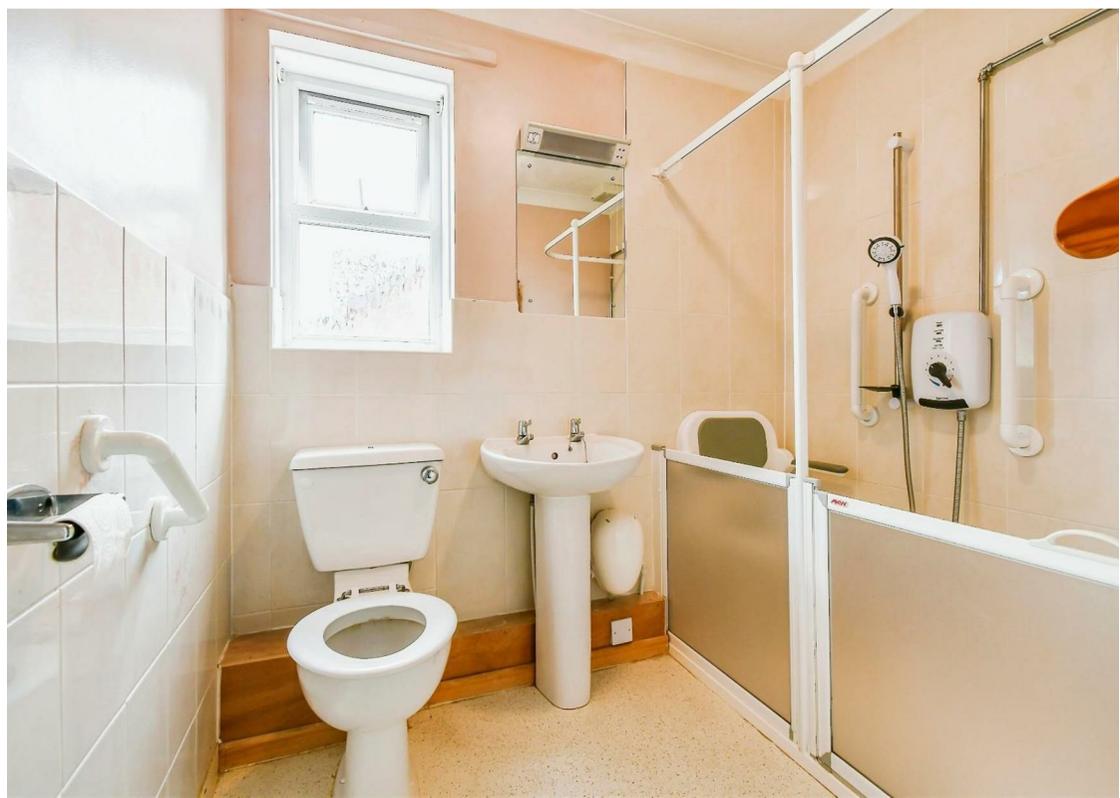
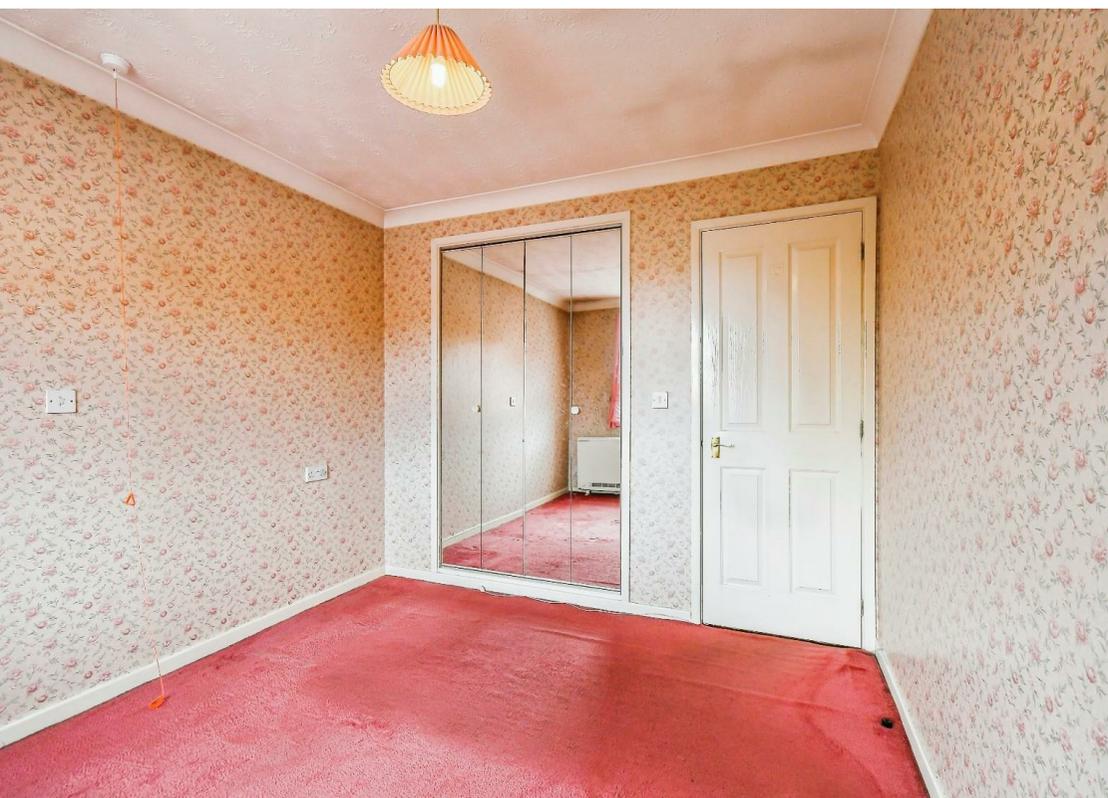
The accommodation briefly comprises; hallway, lounge, bedroom and bathroom are fitted with an alarm system linked to the emergency services should the occupant need assistance. Communal hallway with intercom system, private entrance door, entrance hall with built in cloaks cupboard, lounge/dining room, fitted kitchen, electric cooker point, double bedroom with fitted wardrobes and three-piece house bathroom.

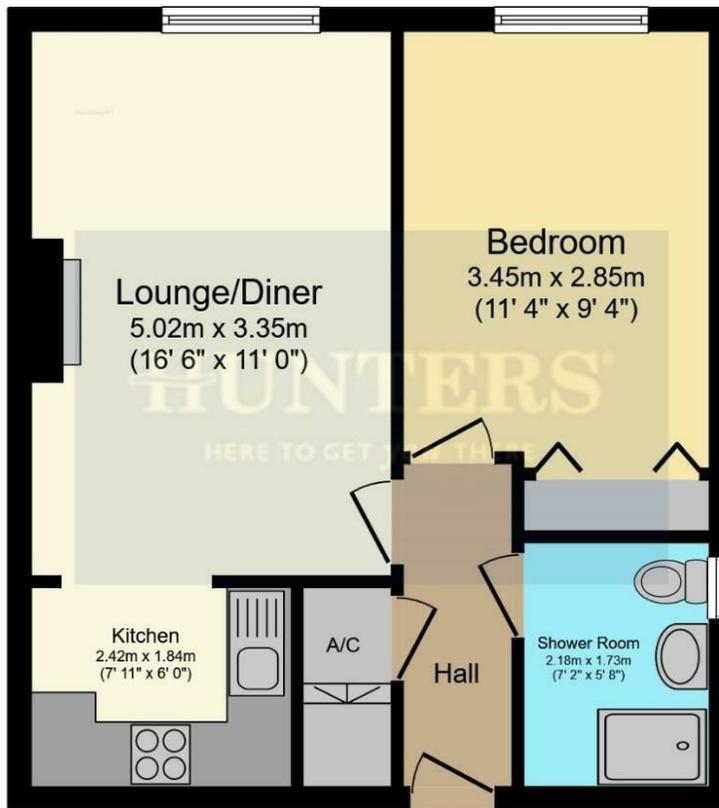
The home also benefits from electric night storage heating and UPVC double glazing.

This home is on the top floor with access via a lift from the ground floor, and is not neighbored at any side, presenting a very quiet top floor apartment also with stair access immediately to the side.

A viewing is highly advised.







Total floor area 43.8 m<sup>2</sup> (472 sq.ft.) approx

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)

### Viewings

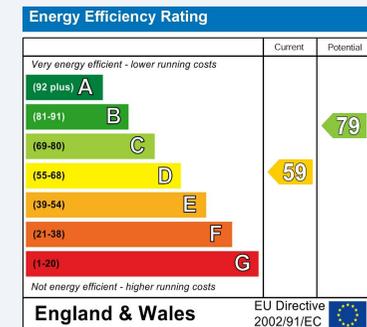
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.



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