



## Hansom Place, York, YO31 8FQ

- No Onward Chain
- Over 60's Development
- Garden Outlook
- Ground Floor
- Residents Parking
- Council Tax Band B

**£185,000**



# Hansom Place, York, YO31 8FQ

## DESCRIPTION

A well-proportioned two-bedroom ground floor retirement apartment, ideally situated within a popular development designed exclusively for the over 60s.

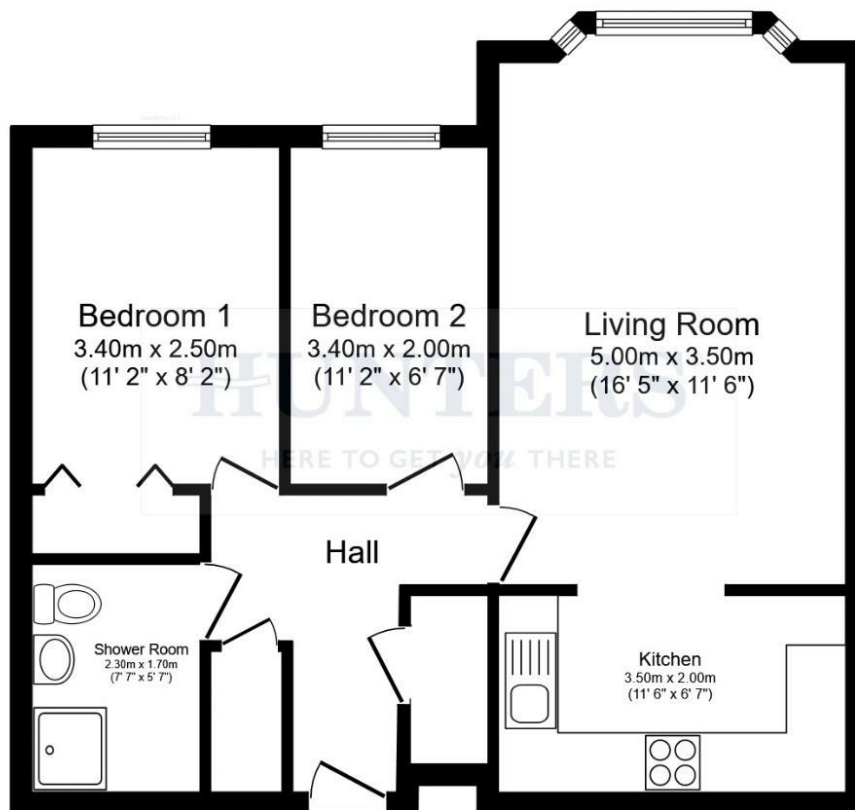
The apartment offers a practical layout, including a good-sized lounge with views over the communal gardens, a fitted kitchen, two bedrooms, and a shower room. While the property would benefit from some cosmetic updating, it provides an excellent opportunity for buyers to make it their own and create a comfortable home to suit their taste.

Residents of Hansom Place enjoy attractive communal gardens, residents' parking, and the reassurance of an on-site warden and 24-hour emergency pull-cord system as well as a communal lounge and on site laundry facilities. The location is particularly convenient, with local shops, bus routes, and York city centre all within easy reach.

This apartment represents great potential for those looking to downsize, with the added advantage of a welcoming community and supportive environment.







Total floor area 56.6 sq.m. (609 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

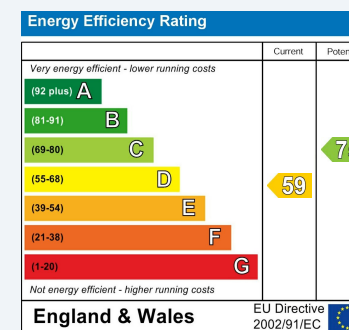
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.