



57 Homeyork House Danesmead Close
York, YO10 4QX
Guide Price £79,950

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NO FORWARD CHAIN - This bright, light and airy one bedroom second floor south facing retirement apartment, overlooks the beautiful and peaceful communal gardens. Homeyork House is a superb development with lifts to all floors and generous parking areas for visiting family and friends. It is perfectly located to take advantage of the city centre with easy access to buses or via a lovely walk along the River Ouse as well as having all the amenities you need close by. The apartment comprises entrance hall, lounge/dining room, kitchen, double bedroom with fitted wardrobes and a three piece bathroom with overhead shower. The property also has the added benefit of double glazing, electric heating and new carpets throughout. Water rates are included and there is a care line intercom system for complete peace of mind. An internal viewing is highly recommended.

Entrance Hallway

Entrance door, power points, storage cupboard housing hot water cylinder. Carpet.



Living/Dining Room

Large UPVC double glazed window, electric night storage heater, TV point, power points, phone socket. Carpet.

Kitchen

UPVC double glazed window, fitted wall and base units comprising counter tops, stainless steel sink and drainer with mixer tap, power points, freestanding appliances, extractor fan. Vinyl flooring.



Bedroom

UPVC double glazed window, fitted wardrobes and storage, electric night storage heater, power points. Carpet.



Bathroom

Three piece suite comprising bath with shower head over, wash hand basin with storage, low level WC, extractor fan.

Outside

Residents lounge with kitchenette. Ample



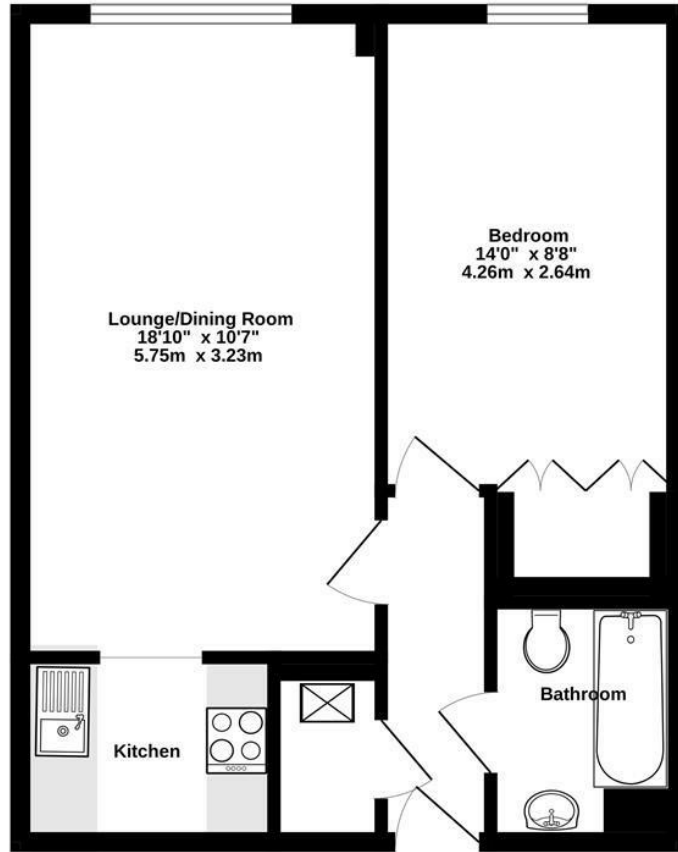


parking for residents and visitors plus shared communal gardens.

Lease/service charge to be advised.

FLOOR PLAN

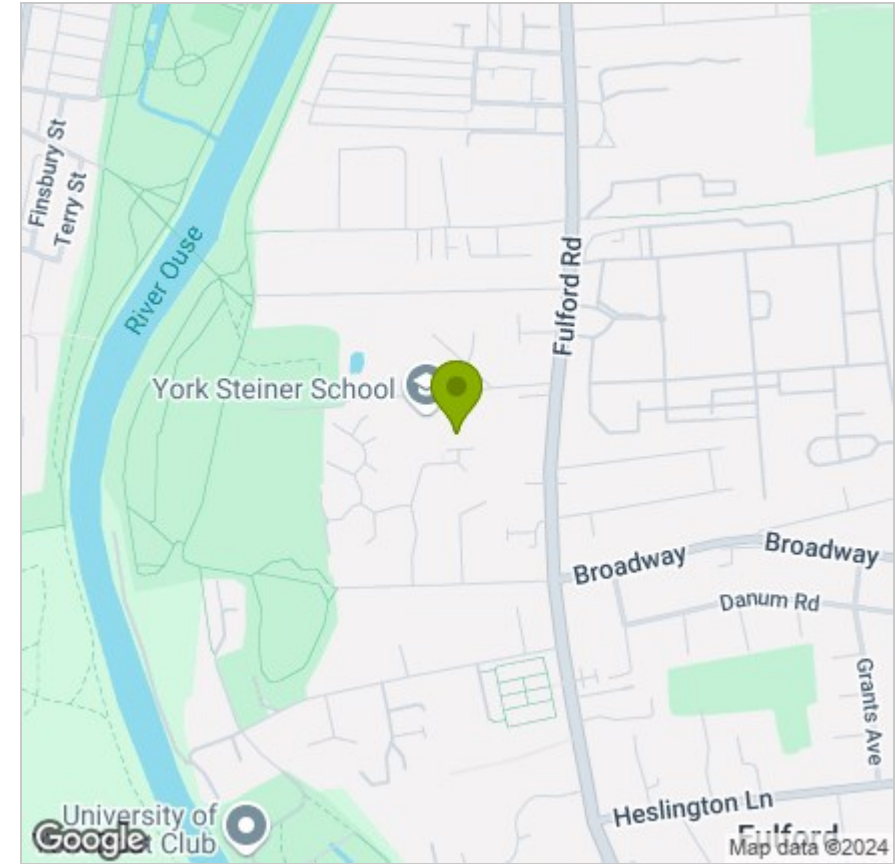
Ground Floor
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 457 sq.ft. (42.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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