



19 Homeyork House Danesmead Close, York, YO10 4QX

£99,995





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Churchills are delighted to present to the market this one double bedroom ground floor apartment for the over 55's with lovely communal landscaped gardens. Within the building there is a secure communal entrance hallway, communal lounge, laundry room and guest bedroom (available to visitors who may wish to stay). The apartment itself is on the ground floor and has an entrance hallway, spacious lounge/dining room with glazed door onto communal gardens, fitted kitchen and a recently upgraded shower/wet room. Externally there are well maintained landscaped gardens and resident and visitor parking spaces. The property has the added benefit of double glazing, electric heating, live-in manager, care line intercom system plus the water rates are also included in the property. An internal viewing is highly recommended.



## Description

### Communal Hallway

### Entrance Hall

Entrance door, storage cupboard, power points.  
Carpet.

### Lounge/Dining Room

uPVC double glazed window to rear and door onto communal gardens, electric fire with surround, electric night storage heater, TV point, power point. Carpet.

### Kitchen

Fitted wall and base units incorporating work surfaces, inset stainless steel sink and drainer, electric oven and hob, power points. Laminate flooring.

### Bedroom

uPVC double glazed window to rear, fitted wardrobes, electric night storage heater, power points. Carpet.

### Wet Room

Electric shower, corner wash hand basin, low level WC, aqua boarding, wall mounted electric heater, extractor fan. Vinyl flooring.

### Communal Areas

Communal lounge, laundry room and guest bedroom (available to visitors who may wish to stay). Shared gardens and available parking.

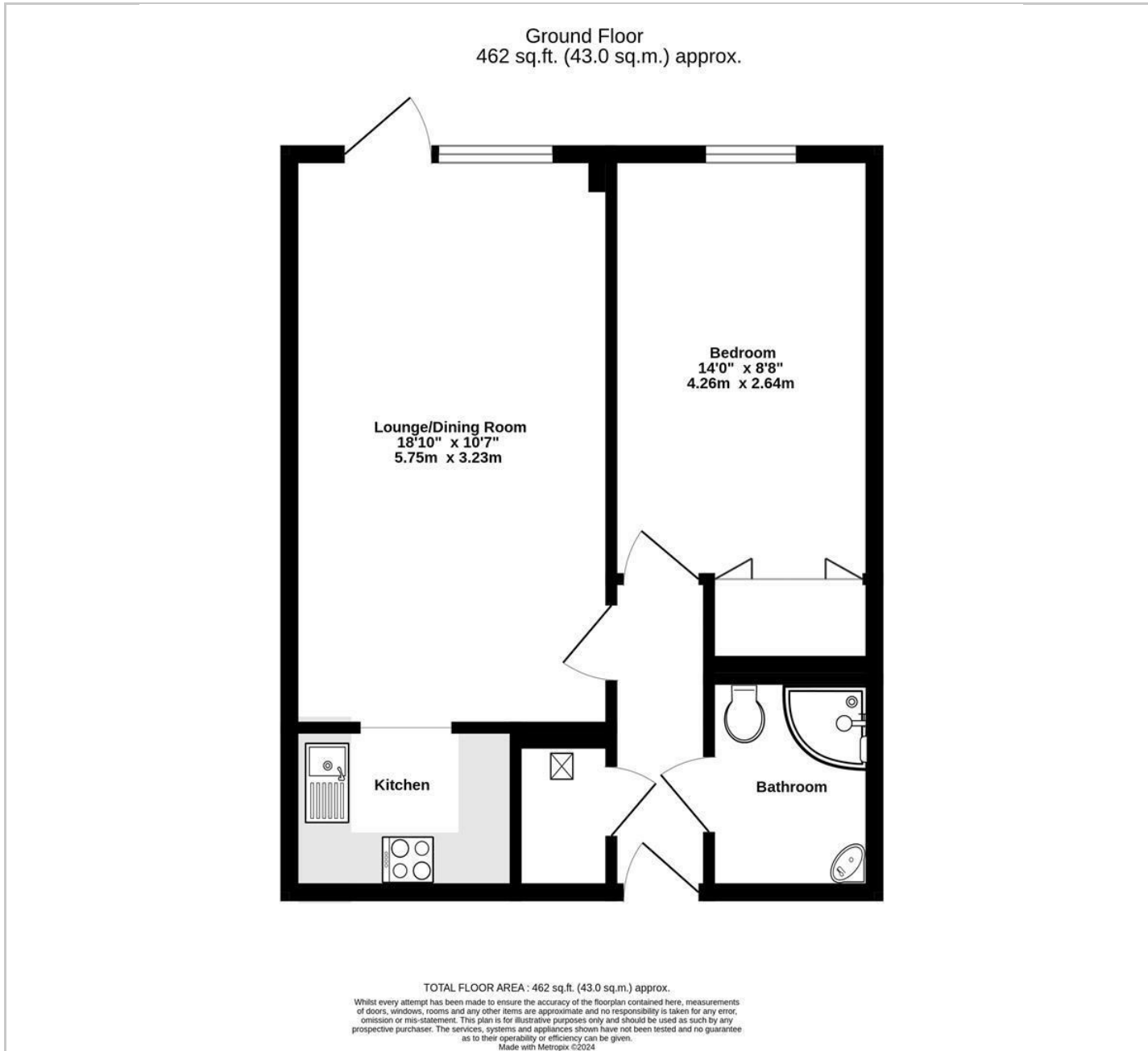
## Features

- One Double Bedroom
- Ground Floor Apartment
- Lovely Communal Landscaped Gardens
- Recently Upgraded Shower/Wet Room
- Double Glazing & Electric Heating
- Council Tax Band A
- EPC C69

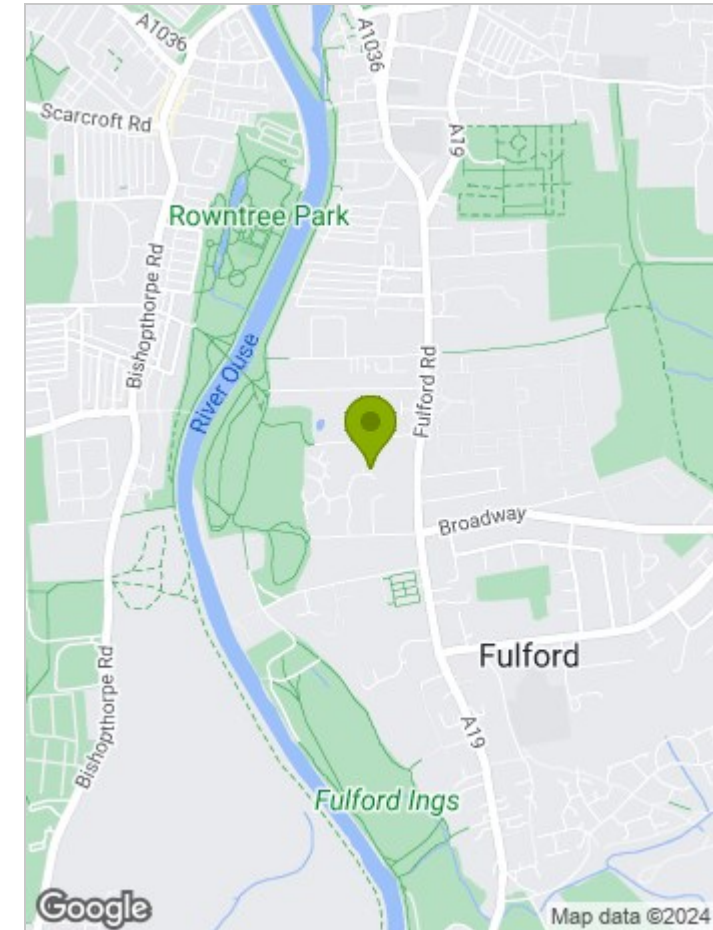




# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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