







60 Homeyork House Danesmead Close
York, YO10 4QX
£84,950

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A one bedroom 2nd floor retirement apartment, located in this enviable position within the building overlooking the beautiful communal gardens. The area of Fulford is well served by local shops and amenities whilst there are frequent Bus links to York City Centre. Homeyork House is a superb independent living development with communal gardens, lounge and laundry room, lift to all floors and generous parking areas. The apartment comprises entrance hall, lounge/dining room with front windows, kitchen with fitted appliances, double bedroom and a four piece shower room. The property also has the added benefit of double glazing, electric heating, care line intercom system plus water rates are also included. An internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

Walk in storage cupboard

Bathroom

Walk in shower, wash basin in vanity Unit, low level W.C, fully tiled walls

Lounge

19'01 x 10'06 (5.82m x 3.20m)

Coving to ceiling, window over looking communal gardens, wall lights, electric storage heater

Kitchen

5'05 x 7'03 (1.65m x 2.21m)

Range of base and wall mounted units, roll top surface, place for fridge, single sink with mixer tap, power points, electric cooker power point, tiled walls,

Bedroom

13'01 x 9'01 (3.99m x 2.77m)

Range of built in wardrobes, overhead storage cupboards, coving to ceiling, electric wall heater, power points, window overlooking communal gardens

Outside

Communal Gardens

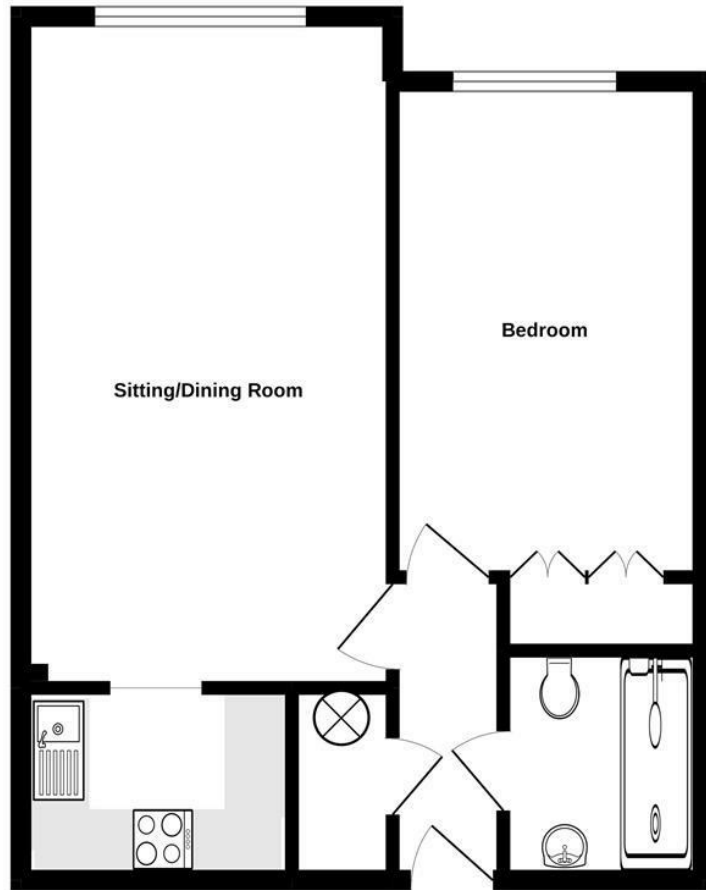
Front Aspect





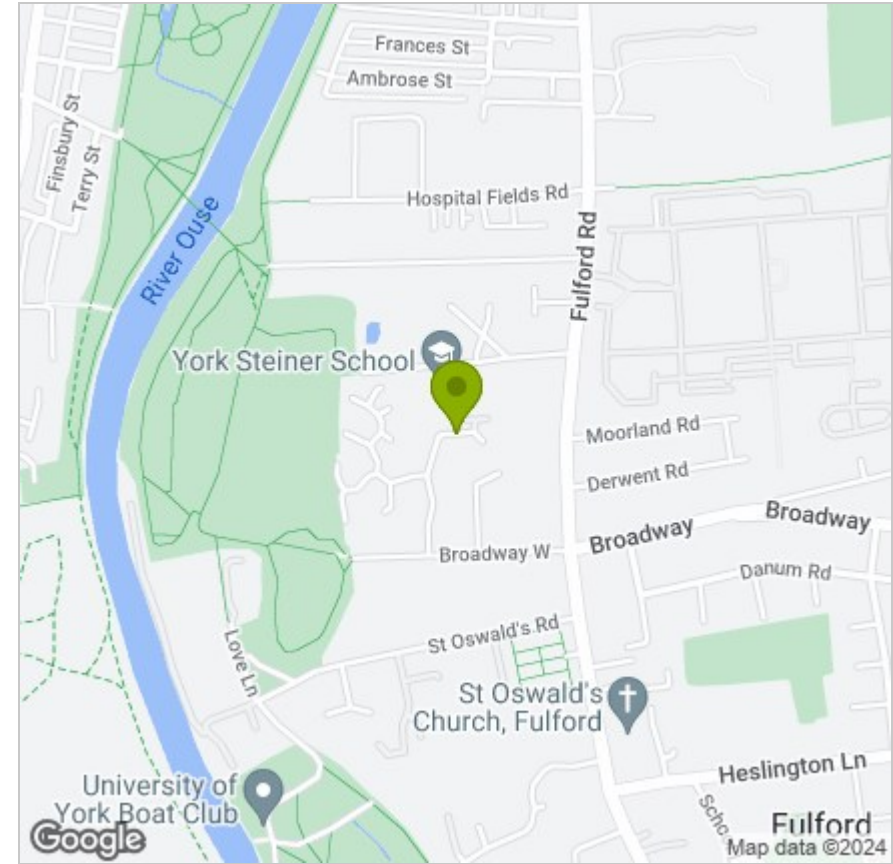
FLOOR PLAN

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	74	79
(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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