



46 Vyner House Front Street  
Acomb, York YO24 3DW

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Street  
Acomb, York YO24 3DW**

**£115,000**

An over 55's retirement apartment which has been fully renovated by the current owners and is only a short walk to many local amenities, including doctors, church and library. Acomb also offers excellent bus links into York City Centre. The apartment is located on the second floor via lift or stairs with brand new kitchen, bathroom, carpets, doors, heating and electrics. The property briefly comprises: entrance hall, lounge, modern kitchen, utility, bathroom and double bedroom.

Vyner House also has the added benefit of communal gardens, laundry facilities and is warden assisted. An early viewing is recommended to appreciate the accommodation on offer.

EPC Rating D  
Council Tax Band A

**Main Entrance**

The main entrance leads to the communal lounge area. There are two storage rooms and a refuse room Lift access to the apartments. Apartment 46 is located on the second floor.

**Entrance**

Warden assisted panel. The warden check takes place every Monday morning, it can be daily Monday to Friday if requested.

**Entrance Hallway**

Main door leads into the hallway. Utility cupboard. Further cupboard housing the hot water cylinder. Doors to further rooms.

**Kitchen**

7'3" x 5'6" (2.21m x 1.68m)

A newly installed kitchen with both low and high level units. Sink unit. New oven with electric hob. Low level fridge and separate freezer. LED lighting.

**Lounge**

17'9" x 10'3" (5.41m x 3.12m)

A bright and spacious lounge with new carpet. UPVC window. Electric panel radiator.

**Bedroom**

14'6" x 8'8" (4.42m x 2.64m)

A good sized bedroom with UPVC window. Electric panel heater. Built in wardrobe.

**Bathroom**

6'3" x 5'5" (1.91m x 1.65m)

A newly installed modern bathroom suite comprising; bath, wash hand basin with vanity unit and toilet. Opaque UPVC window.





#### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is A. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a Dimplex electric heaters which supplies the heating. The hot water is supplied by water tank.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

#### Leasehold Information

We are advised that the property is leasehold, details below.

\* The lease started in March 1987

\* Lease Length: 99 year lease with 61 years remaining

\* The annual ground is paid twice annually. The fees of approx. £495.00 include: communal gardener, external window cleaning and free laundry room. There is an additional charge for the guest room.

\* The service charge of £156.89 is paid monthly.

\* A warden assisted apartment within an over 55's development

This information would need to be verified by your solicitor. A copy of the lease is available upon request.

#### Additional Information

Main door allows access into the main entrance. There is a communal lounge. Two storage rooms. Refuse room. Communal laundry room. Car parking facilities.

The warden checks take place every Monday morning, it can be daily Monday to Friday if requested.

There is a dedicated garage for electric scooters with sockets. To the rear of the property there is a garden with fruit trees.

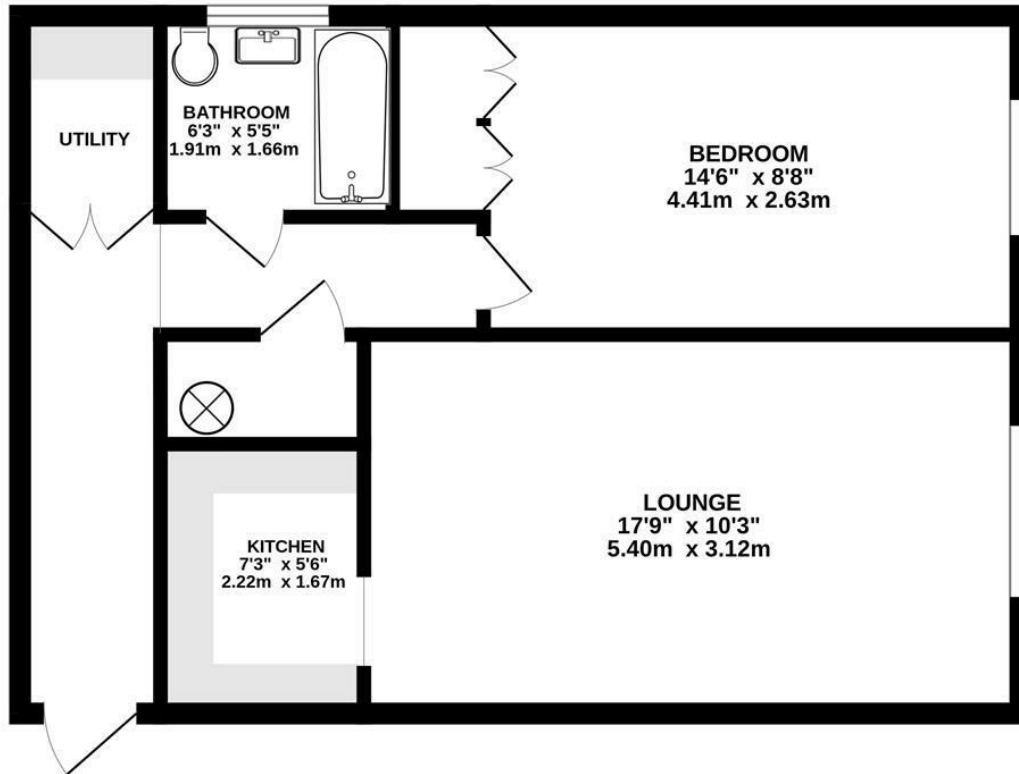
Under the estate agency act we would like to advise the vendor is a family member to staff at Quantum Estate Agency.

#### Anti - Money Laundering Compliance

We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.

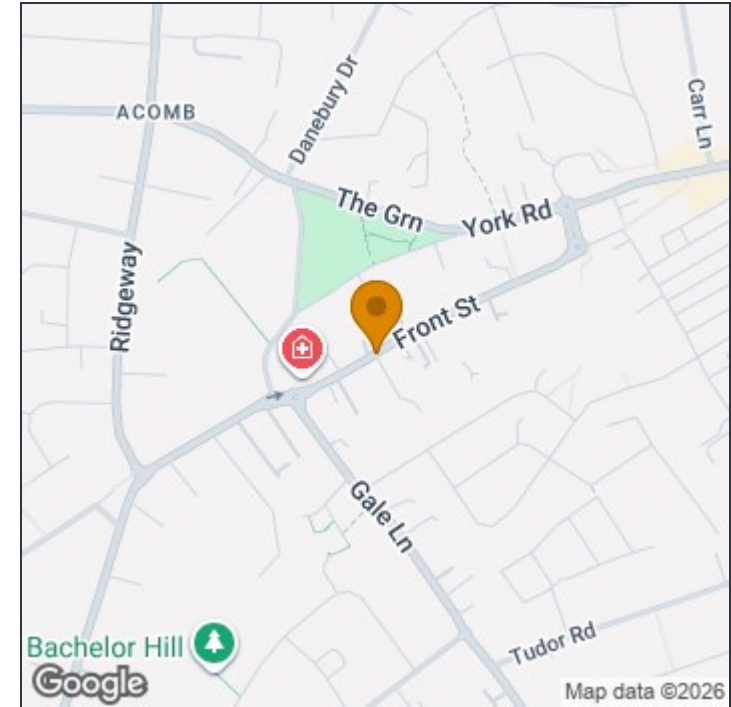


**GROUND FLOOR**  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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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