



Danesmead Close, York

Offers Over £110,000

Stephensons
estate agents & chartered surveyors



Danesmead Close,
York YO10 4QX

Est. 1871

Offers Over £110,000

Situated within the well-regarded Homeyork House development in the heart of Fulford, this well-presented apartment offers comfortable, low-maintenance living for the over 60s in a friendly and secure community. Enjoying a convenient position close to local amenities and regular transport links into York city centre, it provides an excellent opportunity for those seeking independent living with the reassurance of on-site facilities and support when required.

The apartment offers a practical and well-planned layout, with a welcoming entrance hall leading through to a spacious sitting room. Filled with natural light and enjoying a pleasant outlook over the beautifully maintained communal gardens, the living space provides ample room for both seating and dining, with direct access outside allowing residents to make the most of the attractive surroundings.

Located just off the sitting room, the fitted kitchen offers a good range of storage units and worktop space, providing everything needed for day-to-day living.

There are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a versatile second bedroom that could equally be used as a guest room, hobby room or study. Completing the accommodation is a modern level-entry wet room, designed with accessibility and ease of use in mind.

Homeyork House has been designed to provide residents with both independence and a welcoming community atmosphere. A range of communal facilities are available, including a



Tenure: Leasehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: D - 60
Council Tax: B - City of York
Current Planning Permission: No current planning permissions

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*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



residents' lounge, laundry room, beautifully maintained gardens and bookable guest accommodation with en-suite facilities for visiting family and friends. Resident and visitor parking is also available on-site.

Fulford remains one of York's most sought-after locations, offering an excellent range of everyday amenities including shops, cafés and healthcare facilities, together with regular bus services providing easy access into York city centre. The nearby riverside walks and green spaces further enhance the appeal of this popular residential area.

Offering comfortable accommodation, excellent communal facilities and a convenient location within one of York's most desirable suburbs, this is an ideal opportunity for those looking to enjoy independent retirement living in a secure and welcoming environment, offered to the market with no onward chain.

Lease Details:

Lease Length - 117 years remaining.

Service Charge - £3882 annually.

Ground Rent - £650 annually.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

Partners:

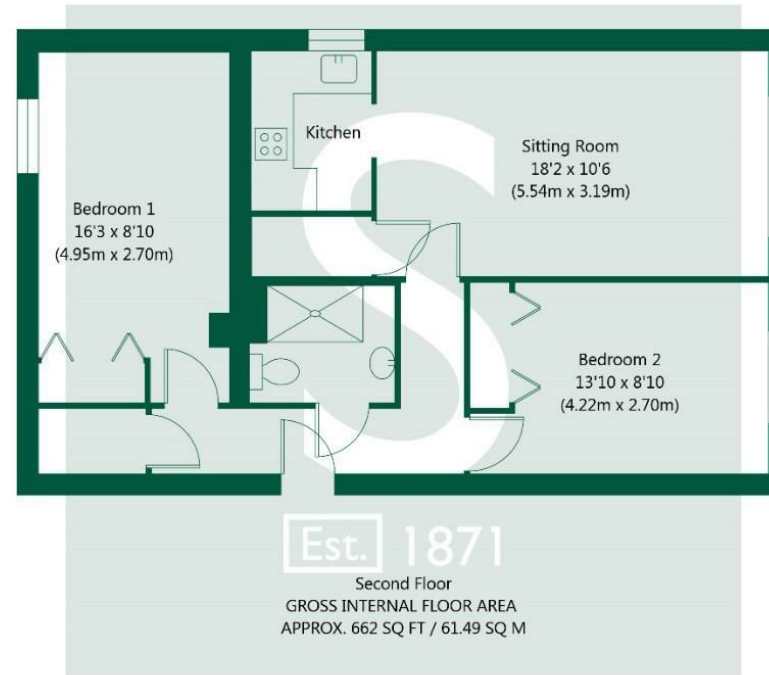
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Homeyork House, Danesmead Close , York, YO10 4QX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 662 SQ FT / 61.49 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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