



45 Homeyork House Danesmead Close

York, YO10 4QX

**£120,000**

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**NO FORWARD CHAIN.** Churchills are delighted to present this two double bedroom second floor apartment within this popular development for the over 60's, situated in this quiet and secure home set within beautiful 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 property has an entrance hallway, spacious lounge/dining room, kitchen with a range of base and wall units, there are two double bedrooms and well maintained landscaped gardens. There are also resident and visitor parking spaces. The property has the added benefit of a manager and care line intercom system. Sure to have lots of interest, an internal viewing is highly recommended to appreciate the accommodation on offer.

### Entrance Hall

Entrance door, coving to ceiling, intercom, two storage cupboards (one housing electric consumer unit and one with shelving)

### Lounge

Window to the front, coving to ceiling, electric fire, power points.

### Kitchen

Range of base and wall mounted units incorporating roll top work surfaces, single sink with mixer tap, electric oven and ceramic hob with extractor fan, window to side, coving to ceiling.

### Bedroom 1

Window to front, coving to ceiling, built-in wardrobes, electric storage heater.

### Bedroom 2

Window to front, coving to ceiling, electric wall heater.

### Shower Room

TBC

### Outside



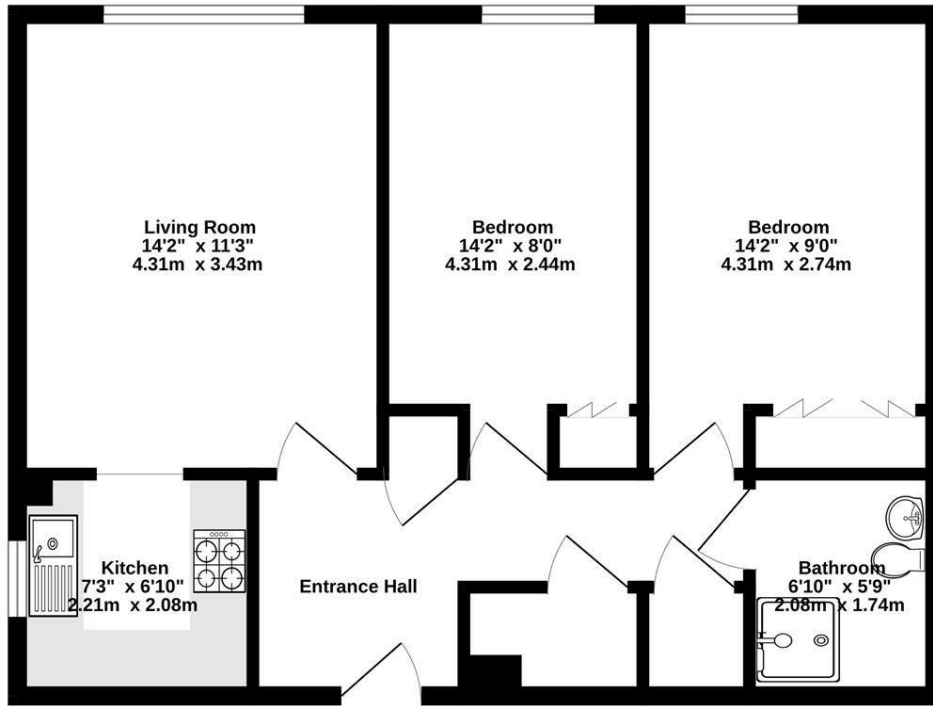


To the outside are well maintained landscaped gardens plus resident and visitor parking spaces.



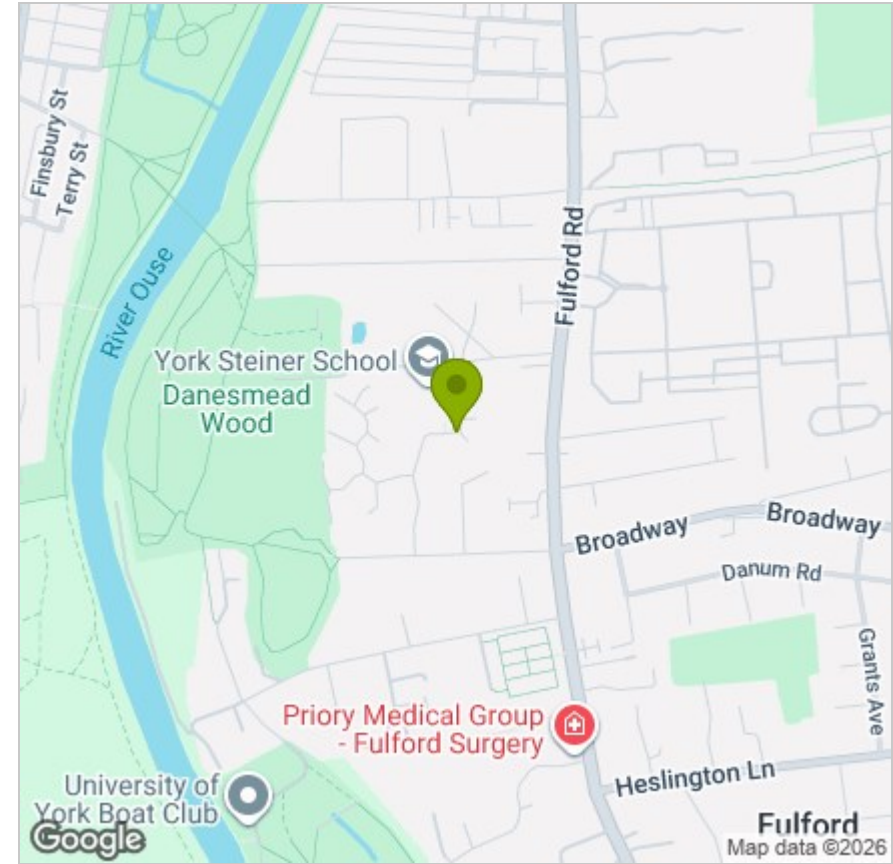
# FLOOR PLAN

Second Floor  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 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	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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