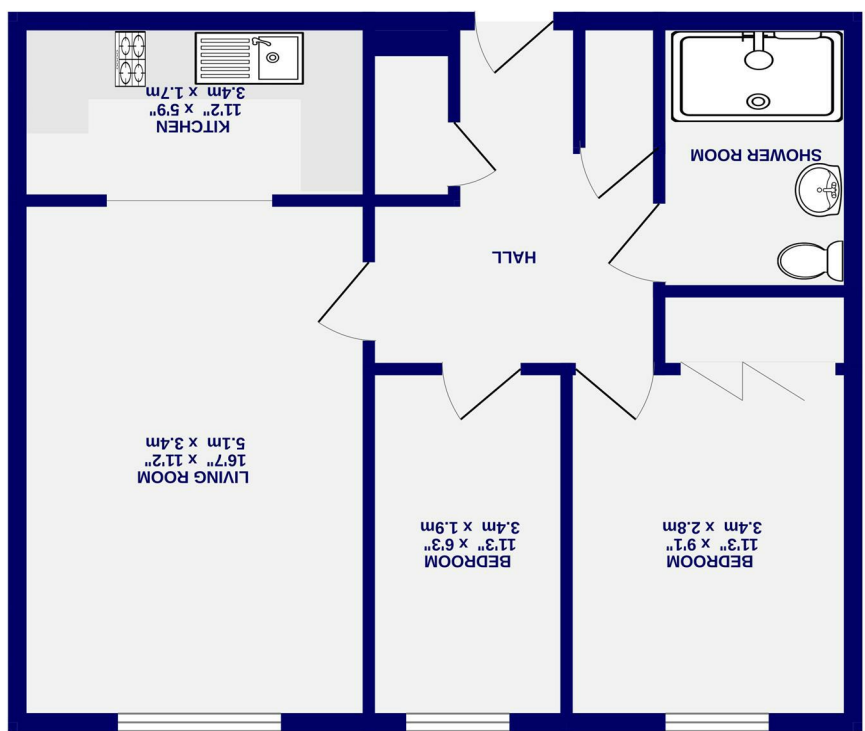




Hansom Place , York YO31 8FQ

Leasehold
Council Tax Band - B

- Ground Floor Apartment
- Two Bedrooms
- Over 60's Development
- Modern Kitchen And Bathroom
- No Onward Chain
- Wonderful Community
- EPC C



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Hansom Place
, York
YO31 8FQ

Offers Over £170,000



A well presented and spacious ground floor apartment set within this popular over sixties development just off Wigginton Road. The location offers excellent access to local shops, transport links, Bowls Park, York Hospital and the city centre.

The apartment is beautifully light throughout and has been updated with a new fitted kitchen and a recently installed shower room. Residents benefit from a range of communal facilities including a sitting room, laundry room, guest bedrooms, storage rooms and well kept grounds, with allocated parking available on request.

Positioned close to the main entrance within a secure communal hall, the accommodation includes an entrance hallway with two generous storage cupboards, a bright living and dining room with a large picture window and an attractive new kitchen offering ample storage. There is a double bedroom with fitted wardrobes, a further single bedroom and a modern shower room. The property also features electric heating and UPVC double glazing.

The development enjoys beautifully maintained gardens with lawns, mature planting and a number of seating areas for residents to enjoy.

A well located, easy to maintain home within a friendly retirement community, offered in excellent order throughout. Early viewing is advised.

A selection of rooms have been dressed using AI for illustrative purposes.

Length of lease- 88 years
Ground rent - £333.80 per annum
Service Charge- £1,200.26 per annum

Council Tax Band B

