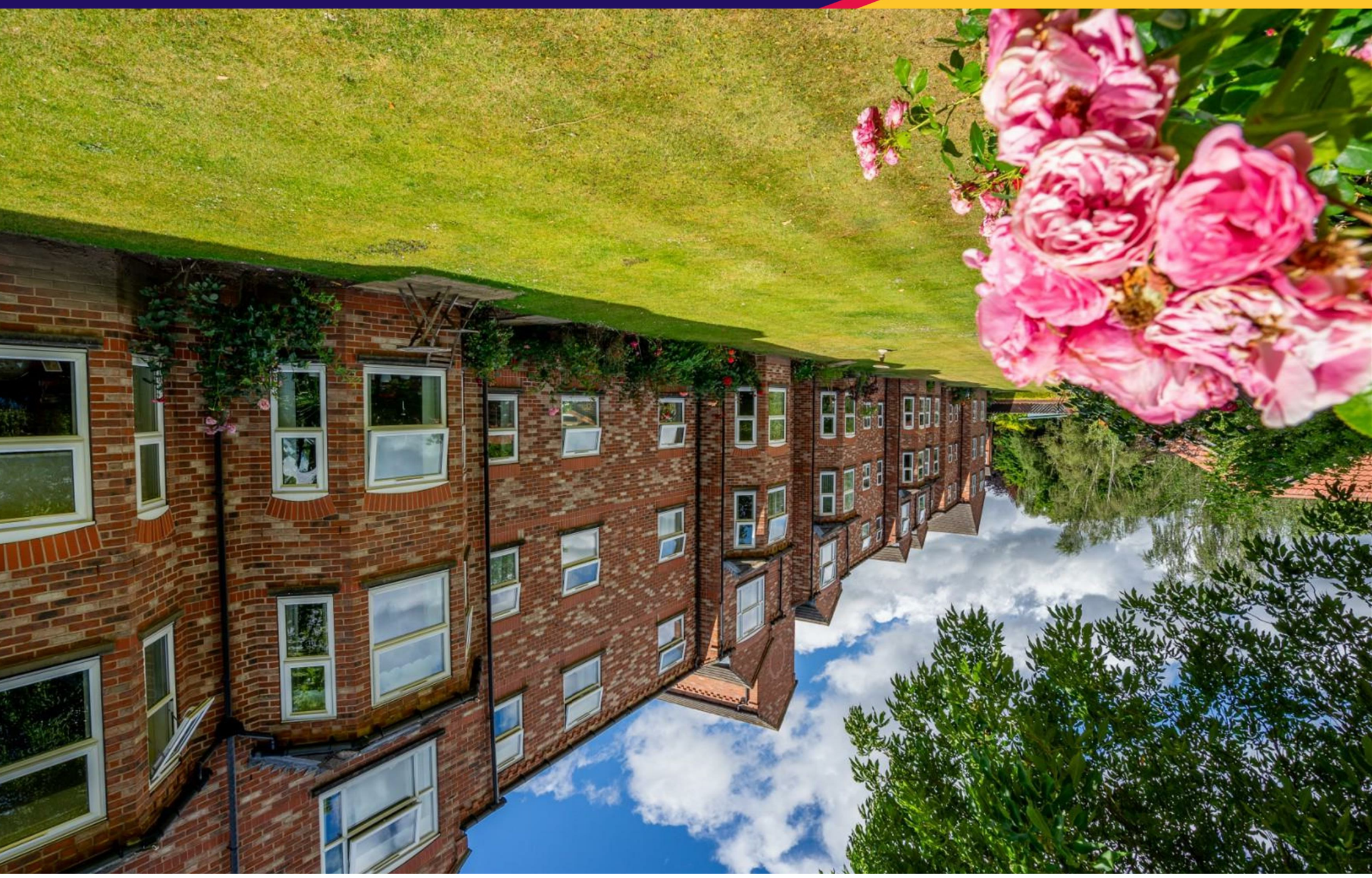
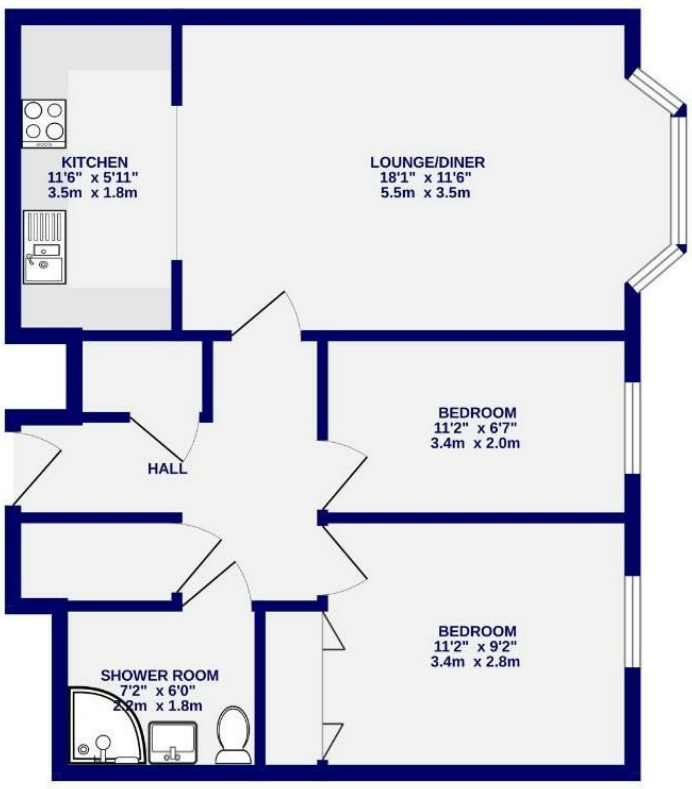


Hansom Place Wigginton Road, YO31 8FQ

Leasehold
Council Tax Band - B

- Ground Floor Apartment
- Two Bedrooms
- Well Presented Throughout
- On Site Parking
- Part Warden Controlled
- Central Position
- No Onward Chain
- EPC C

GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the garage/stores will form part of the overall floor area 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.
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Hansom Place
Wigginton Road, York
YO31 8FQ

Offers Over £150,000

2 1

Beautifully presented throughout, this two bedroom ground floor retirement apartment forms part of a popular development exclusively for the over 55's. Ideally positioned just half a mile from York's historic city walls and within walking distance to various amenities including York District Hospital, it occupies a sought-after spot within the building, enjoying a wonderful south-westerly aspect overlooking the neatly maintained communal gardens.

Residents benefit from a secure entry system, access to a welcoming communal lounge and a well-equipped laundry room, along with the reassurance of an on-site warden and 24/7 care alarm system. There are also two car parks on site.

The apartment itself features a generous entrance hall with two useful storage cupboards, one housing the instant hot water system and the other including a new washing machine/ dryer. The bright and comfortable lounge diner enjoys a lovely bay window framing views of the gardens, and a feature fireplace with electric fire. An open entrance leads into the modern fitted kitchen, complete with a range of wall and base units, integrated appliances and practical tiled splashbacks.

There are two well-proportioned bedrooms, with the principal room offering fitted wardrobes to maximise storage. A contemporary shower room with WC completes the internal accommodation.

Offered no onward chain, early viewing is highly recommended.

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

Leasehold
Length of lease- 88 years remaining
Ground rent - £667.60 per annum
Ground rent review period- Every 15 years
Service Charge- £2,202 per annum

Council Tax Band- B