

Danesmead Close, York YO10 4QX

£135,000

Stephensons
estate agents & chartered surveyors



A beautifully presented two-bedroom retirement property, tucked away in a quiet cul-de-sac just off Fulford Road, offering quick and easy access to York City Centre and regular bus routes in and out of York.

Tenure: Leasehold
 Services/Utilities: Electricity, Water, Mains Drainage are understood to be connected
 Broadband Coverage: Up to 1800* Mbps download speed
 EPC Rating: C - 77
 Council Tax: B - City of York
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



Set within the highly sought-after assisted living development of Homeyork House, this beautifully upgraded apartment has undergone a comprehensive programme of improvement, now showcasing a brand new Howdens kitchen with integrated appliances, new carpets throughout, and complete redecoration. The result is a stylish, turnkey home offering contemporary comfort and effortless living.

Accessed via a well-maintained communal hallway, the apartment opens through a solid wood entrance door into a welcoming and generously proportioned reception hall, from which all principal accommodation flows. The standout living space is a bright dual-aspect sitting room, enjoying an abundance of natural light and pleasant views over the communal gardens, creating an elegant yet relaxing environment. The newly installed kitchen is seamlessly accessed from the living area and is fitted with a refined range of contemporary wall and base units, complemented by integrated appliances and clean, modern finishes.

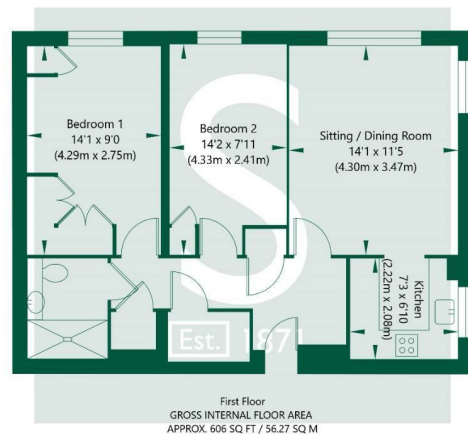
An inner hallway, thoughtfully designed with two substantial storage cupboards, leads to two well-proportioned double bedrooms. The principal bedroom benefits from extensive built-in wardrobes, providing excellent storage. Completing the accommodation is a stylishly appointed shower room, featuring a generous double-width shower, low flush WC, and a sleek vanity unit incorporating a wash basin and additional storage.

Homeyork House is a well-regarded and established retirement development, offering residents a superb range of communal amenities including an elegant residents' lounge, laundry facilities, guest accommodation, and lift access to all floors. Externally, the development enjoys residents' and visitors' parking, alongside beautifully landscaped and meticulously maintained communal gardens.

Lease Details:

Service Charge - £3525.52 (paid in two halves every half year)
 Ground Rent - £547,70 (paid in two halves every half year)
 Lease Length - 125 years from 1987 (so 86 remaining)

Homeyork House, Fulford, York, YO10 4QX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 606 SQ FT / 56.27 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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