

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

Homeyork House Danesmead Close

York, YO10 4QX

Offers Over £110,000

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A fabulous two double bedroom, second floor apartment with a rare, spacious dual-aspect layout, situated within this attractive residential development just off Broadway. Ideally located, it offers easy access to York city centre, the River Ouse, and the wide range of amenities and bus links available in Fulford. Originally reserved for the House Manager, this exceptional apartment enjoys pleasant views over mature trees and landscaped gardens. It also benefits from a modern fitted kitchen and an excellent amount of built-in storage throughout. Residents have access to a range of communal facilities including a welcoming lounge, laundry room, lifts serving all floors and beautifully maintained gardens. The accommodation briefly comprises an entrance hallway with storage cupboards, spacious lounge/dining room, fitted kitchen, two double bedrooms with fitted wardrobes, and a modern shower room. Externally, there is a residents' car park with ample parking available, including spaces for visitors. An accompanied viewing of this wonderful retirement apartment is highly recommended.

Communal Hallway
Carpet.

Hallway
Entrance door, storage cupboard, power points, carpet.

Lounge/Dining Room
uPVC window to rear (south east facing), storage cupboard, wall mounted modern electric heater, TV point, power points, carpet.

Kitchen
uPVC window to side, fitted wall and base units, stainless steel sink and draining board, built-in electric oven and hob, extractor fan, space for fridge freezer, power points, vinyl flooring.





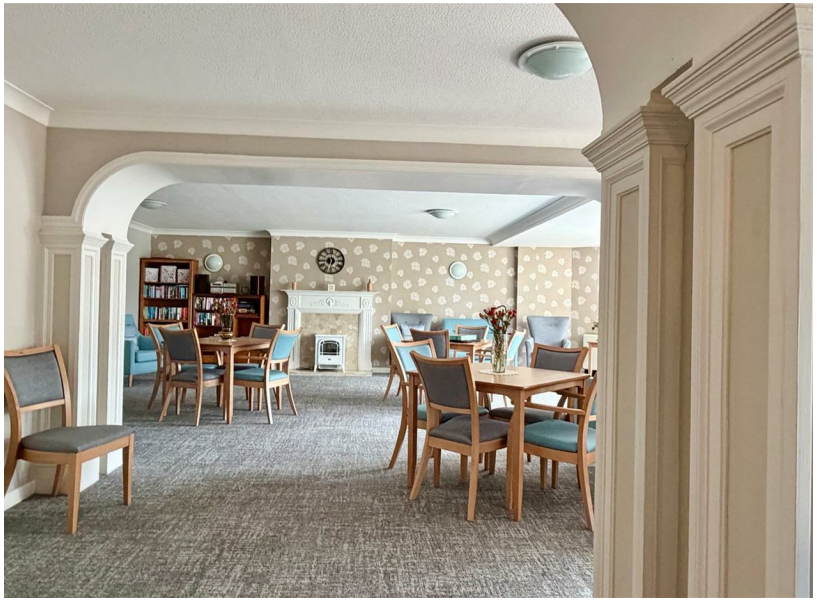














Bedroom 1
uPVC window to front, wall mounted modern electric heater, fitted wardrobes, power points, carpet.

Bedroom 2
uPVC window to rear, wall mounted modern electric heater, fitted wardrobes, power points, carpet.

Shower Room
Walk-in shower, wash hand basin, low level WC, tiled walls, vinyl flooring.

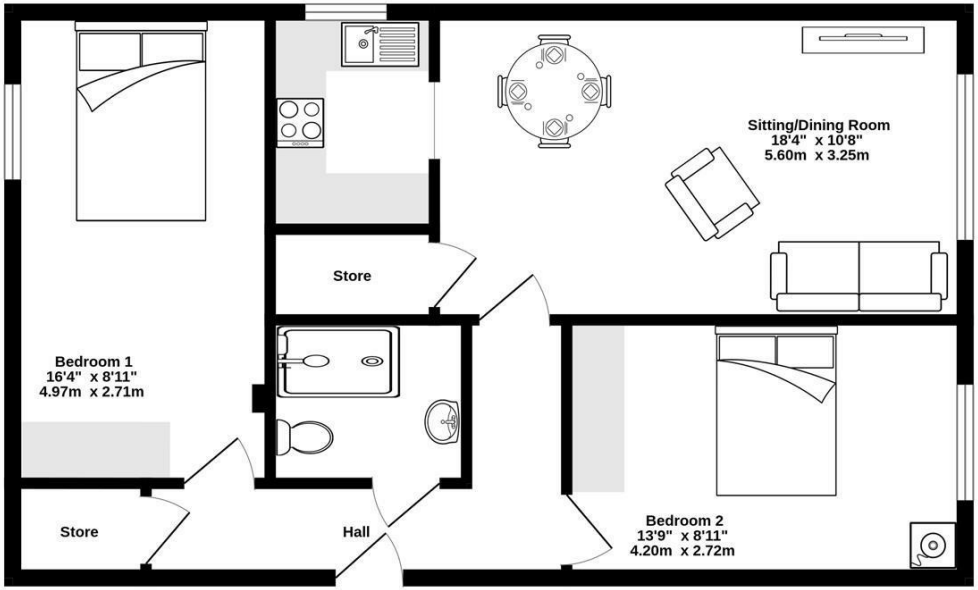
Outside
Well kept communal gardens, public lounge and kitchenette, laundry and visitor rooms. Private parking for residents and visitor spaces.

Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

Please note:
Please note: Some photos on this listing are computer-generated images (CGIs). They are for illustrative and conceptual purposes only. We have added digital furniture to the empty rooms to help buyers visualise the space's potential.

FLOOR PLAN

Second Floor
644 sq.ft. (59.8 sq.m.) approx.



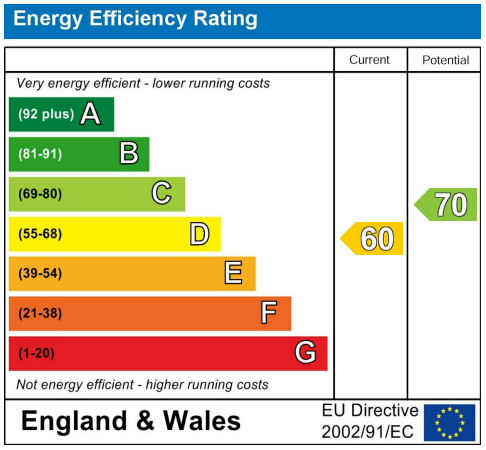
TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

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



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