



HUDSON
MOODY

Homeyork House Danesmead Close, York YO10 4QX



A well presented ONE BEDROOM RETIREMENT APARTMENT suitable for over 55's situated within a purpose built block situated close to FULFORD ROAD with easy access to the city.

The apartment is set on the second floor with the use of either stairs or a lift giving access to the apartment. The private entrance hall serves all rooms together with a useful storage cupboard opposite the tiled shower room which offers a modern white suite with large walk-in shower cubicle, toilet and wash basin. The living room has a wide window providing ample natural light and gives access to the beautifully fitted compact kitchen with wood fronted units, integral cooker and hob. The good sized double bedroom lies beside the living room and benefits from a large walk-in cupboard.

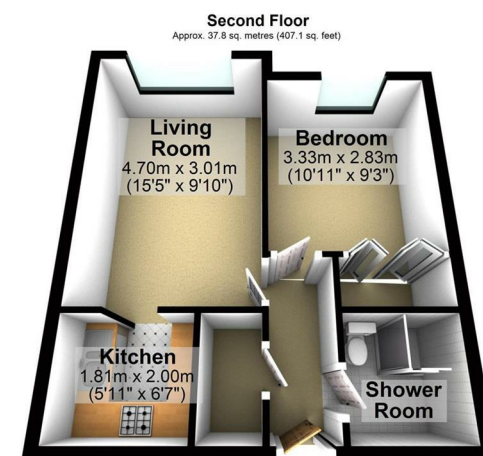
The property lies in a convenient location offering good access to York city centre and is within easy reach of the A64 serving the motorway network.



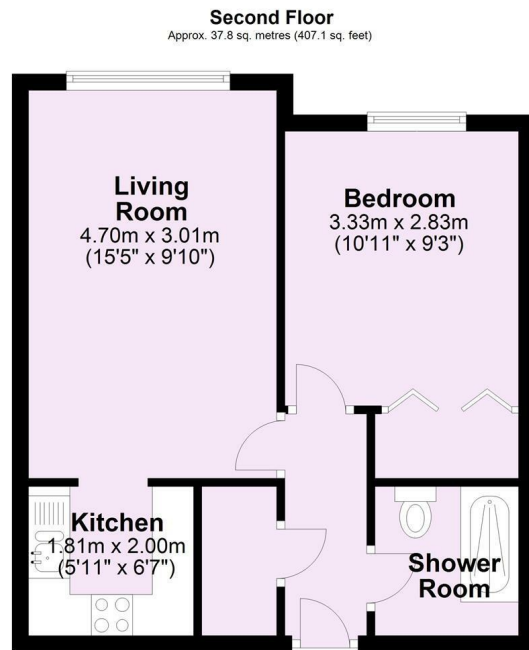
- Second Floor Apartment
- Lift and Stairs
- Living Room
- Fitted Kitchen
- Double Bedroom
- Shower Room
- Residents Lounge
- Communal Gardens
- Close to York City Centre

Guide Price £99,950

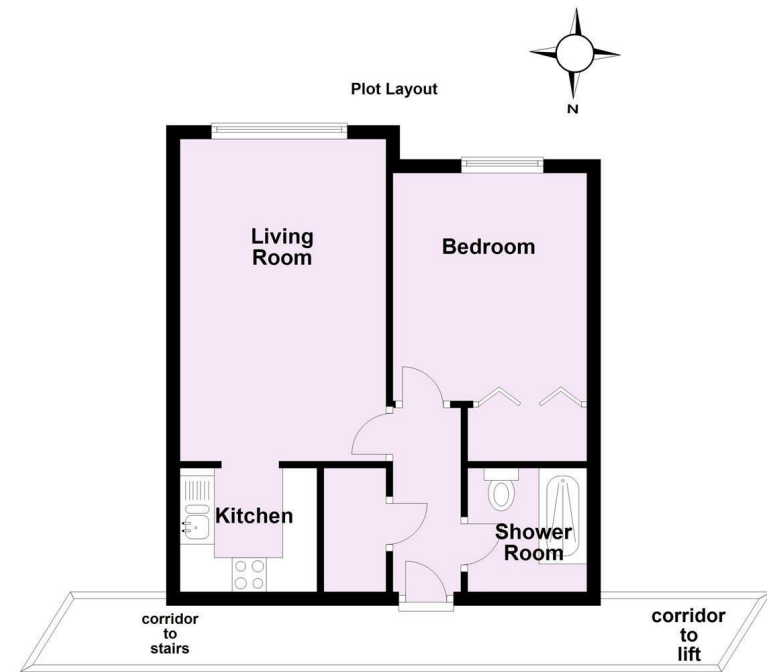
Tenure: Leasehold



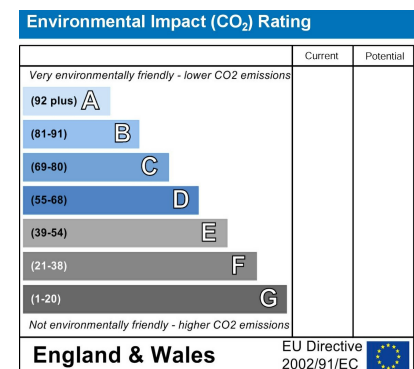
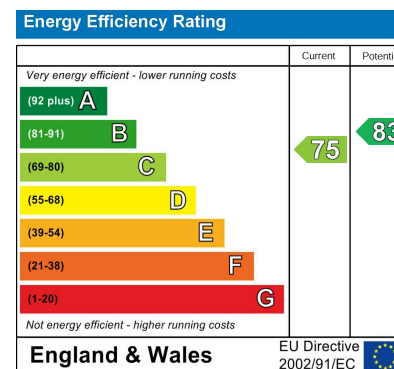
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody 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 property on behalf of the vendor.

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