



Homeyork House
Danesmead Close
Fulford
YO10 4QX

Guide Price £100,000



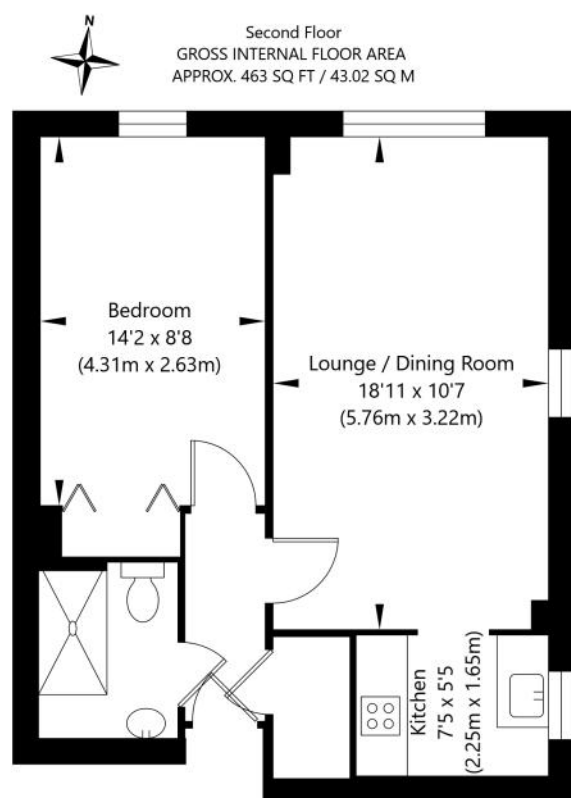
ACCOMMODATION

A spacious and well presented one double bedroom second floor apartment, forming part of this attractive warden-assisted retirement development for the over 60s. Ideally positioned less than a mile south of York's historic city walls, the apartment enjoys an elevated outlook over the delightful landscaped communal gardens.

The accommodation is entered via a welcoming hallway which leads through to a particularly spacious dual-aspect lounge and dining room. This bright and comfortable living space enjoys pleasant views across the gardens and has an opening through to the modern fitted kitchen.

The kitchen is fitted with a range of base and wall units complemented by wood-effect worktops and incorporates an electric hob with extractor hood, electric oven/grill and space for a fridge/freezer.

The generously proportioned double bedroom benefits from fitted wardrobes, while the accommodation is completed by a stylish shower room/WC with contemporary panelled walls.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 463 SQ FT / 43.02 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

Further features include double glazing, electric panel heating and a Careline intercom system. The Energy Performance Certificate (EPC) rating is TBC.

Homeyork House offers a range of excellent communal facilities designed for comfortable and convenient retirement living. These include a welcoming residents' lounge, laundry room and guest bedroom, which is available for visiting friends and family. The development also benefits from an on-site manager.

Outside, residents can enjoy beautifully maintained landscaped communal gardens, providing attractive areas in which to sit, relax and socialise. Resident and visitor parking is also available within the development.

Homeyork House occupies a pleasant position at the head of a cul-de-sac in the popular Fulford area of York. A range of local shops and amenities can be found along Fulford Road and Heslington Lane, while regular bus services provide convenient access to York city centre.

Fulford Golf Club lies approximately one mile to the east, while York Designer Outlet and the A64 are both around 1.3 miles to the south. The A64 provides excellent road connections towards Leeds and the wider motorway network, making the development well placed for both local amenities and travel further afield.

COUNCIL TAX

Band A. 2026/2027 approximately £1,515.

LEASE DETAILS

Lease Length - 125 years from 1 June 1987

Ground Rent—£490.64 per annum

Maintenance Charge - £3,235.24 per annum



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