



28 Hansom Place

York, YO31 8FQ

Guide Price £195,000

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A spacious 2 bedroom ground floor apartment with pretty views over the front garden located within this highly sought-after over-60s development of Hansom Place, ideally situated for easy access to local amenities and York Hospital. With convenient bus routes directly outside and communal gardens, the apartment is perfectly positioned for effortless access to the city centre. The well presented accommodation is bright and tastefully presented with a lounge/dining room and a kitchen equipped with a range of wall and base units, 2 bedrooms and shower room/wc. The communal gardens are beautifully landscaped, with established plants, birdsong, and other wildlife, providing a peaceful retreat. There is ample parking is also available on-site.

### Development

Hansom Place is a small collection of retirement properties, designed to appeal to those seeking a low maintenance yet spacious living option. It is ideal for individuals looking for independent living, with the added benefit of a warden assistance service if required. The development also offers communal spaces and social groups for those who wish to engage with the community.

### Hallway

9'7 x 9'10 (2.92m x 3.00m)  
Entrance door, storage cupboards. Doors leading to

### Lounge/Dining Room

16'6 x 11'5 (5.03m x 3.48m)  
Bay window to front overlooking the gardens. Opening to:

### Kitchen

6 x 11'6 (1.83m x 3.51m)  
Good range of fitted units including base and wall units and work surfaces



**Bedroom 1**

9'1 x 11'5 (2.77m x 3.48m)

Double bedroom with window to front and fitted wardrobes

**Bedroom 2**

11'6 x 6'7 (3.51m x 2.01m)

Window to front

**Shower Room/WC**

7'2 x 5'10 (2.18m x 1.78m)

Large walk in shower, wash hand basin, w.c

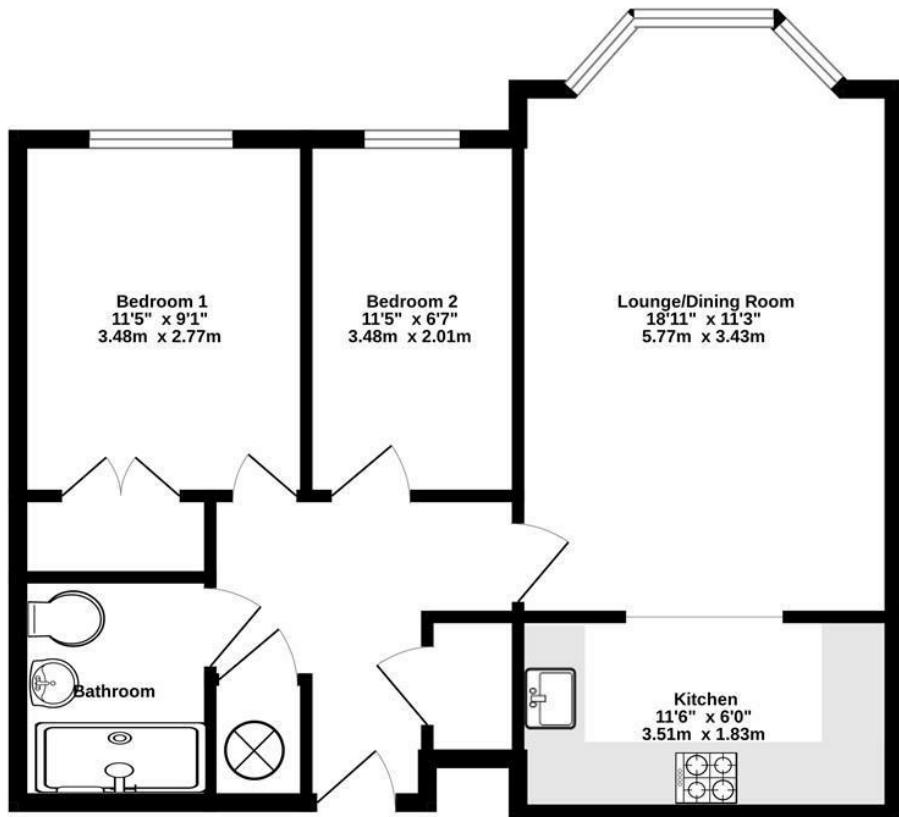
**Lease/Service Charge**

To be advised



## FLOOR PLAN

Ground Floor  
608 sq.ft. (56.5 sq.m.) approx.



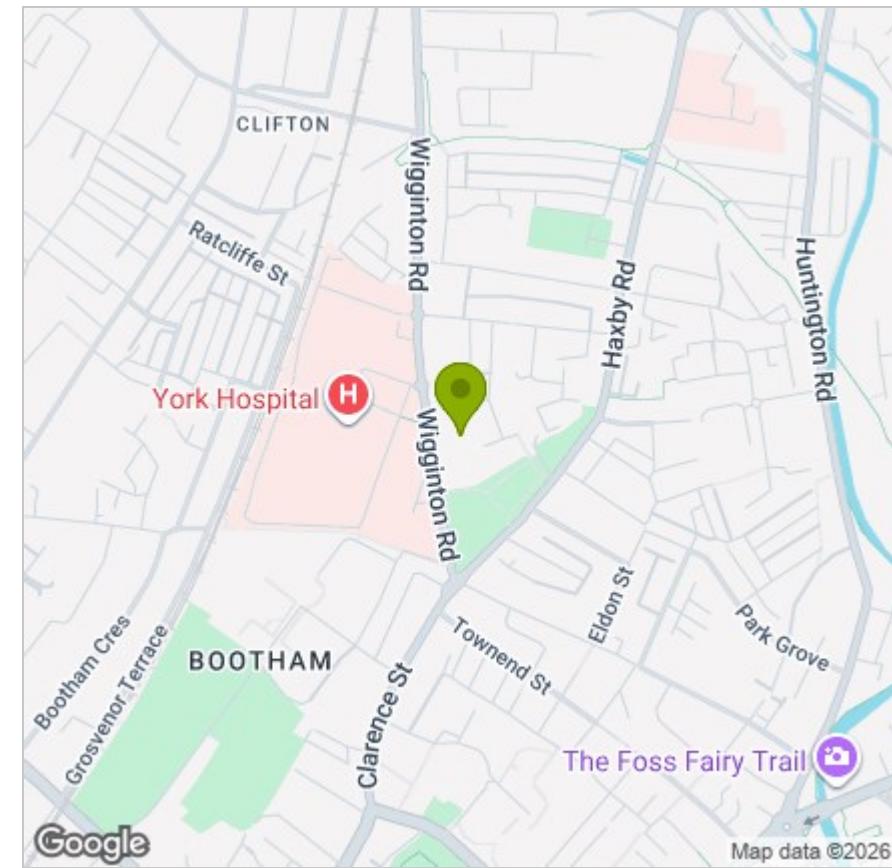
28 Hansom Place, Wigginton Road, York YO31 8fq

TOTAL FLOOR AREA: 608 sq.ft. (56.5 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 guidance only and should not 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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