



41 Homeyork House Danesmead Close  
Fulford, YO10 4QX  
**Guide Price £125,000**

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Churchills are delighted to present to the market this two bedroom first floor apartment for the over 60's with lovely communal landscaped gardens. Within the building there is a secure communal entrance hallway, communal lounge, laundry room and guest bedroom (available to visitors who may wish to stay). The apartment itself is on the first floor and has an entrance hallway, spacious lounge/dining room, fitted kitchen, two bedrooms, recently upgraded shower/wet room as well as three storage cupboards. Externally there are well maintained landscaped gardens and resident and visitor parking spaces. The property has the added benefit of double glazing, electric heating, live-in manager, care line intercom system plus the water rates are also included in the property. An internal viewing is highly recommended.

### Entrance

Entrance door, three storage cupboards, carpeted flooring, power points

### Living/Dining Room

Double glazed window to rear overlooking garden, night storage heater, carpeted flooring, TV and power points

### Kitchen

Fitted wall and base units, one and half stainless steel sink and draining board, eye level oven, hob, integrated fridge, vinyl flooring, power points

### Bedroom 1

Window to rear, night storage heater, carpeted flooring, fitted storage, power points

### Bedroom 2

Window to rear, night storage heater, carpeted flooring, power points

### Shower Room

Walk-in shower cubicle, low level wc, wash hand basin, Aqua boarding, vinyl flooring, electric towel radiator, extractor fan





### **Outside**

Communal areas, communal gardens, social lounge, laundry room, parking, live in warden

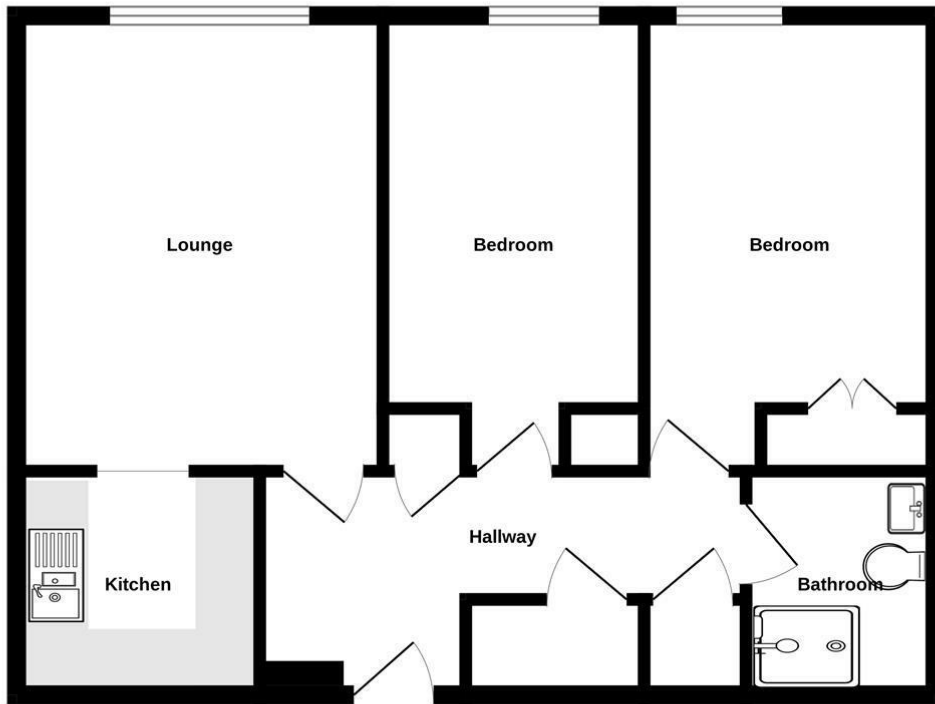
### **Lease and Service Charges**

To be advised



# FLOOR PLAN

## First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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