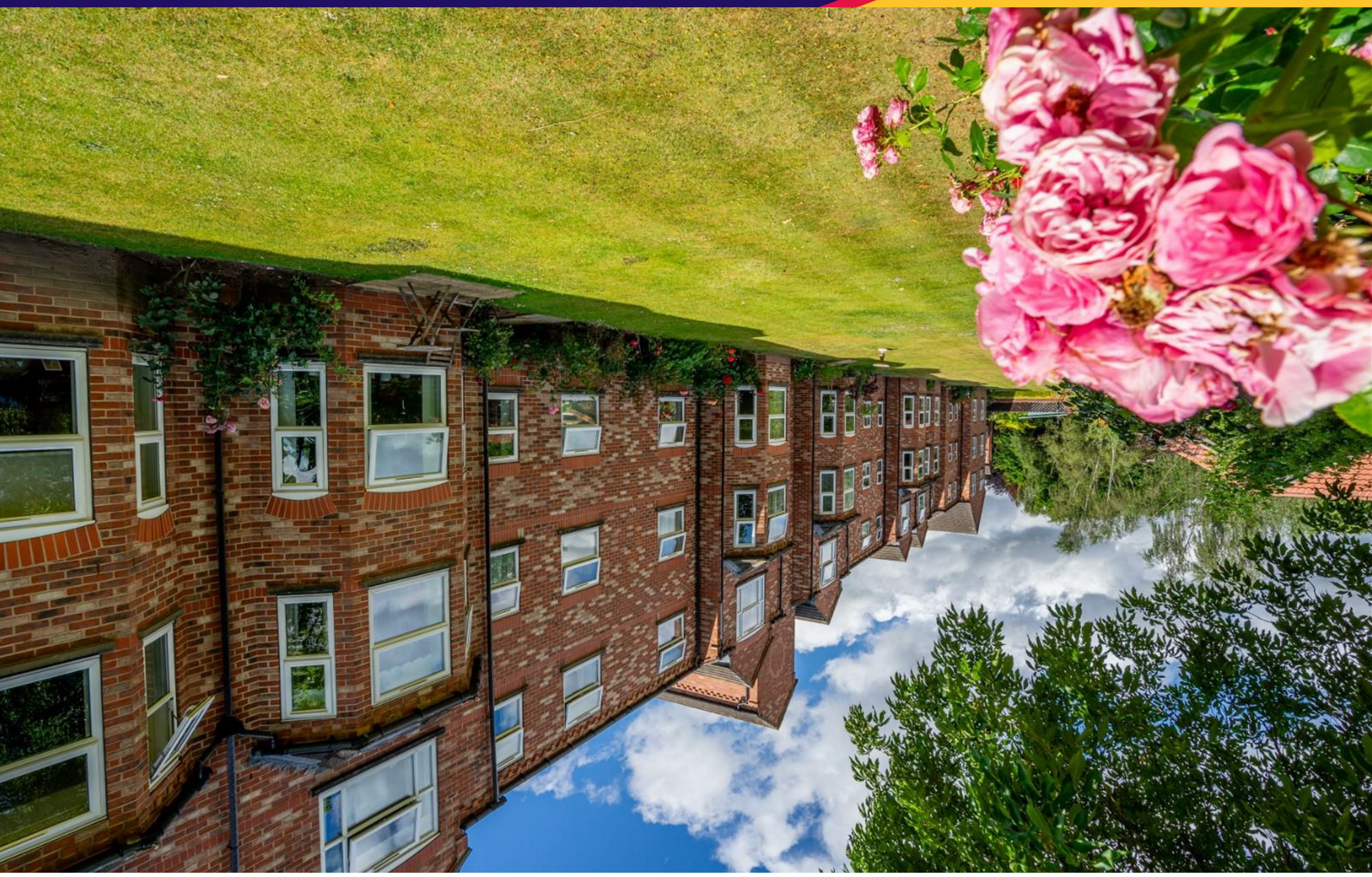
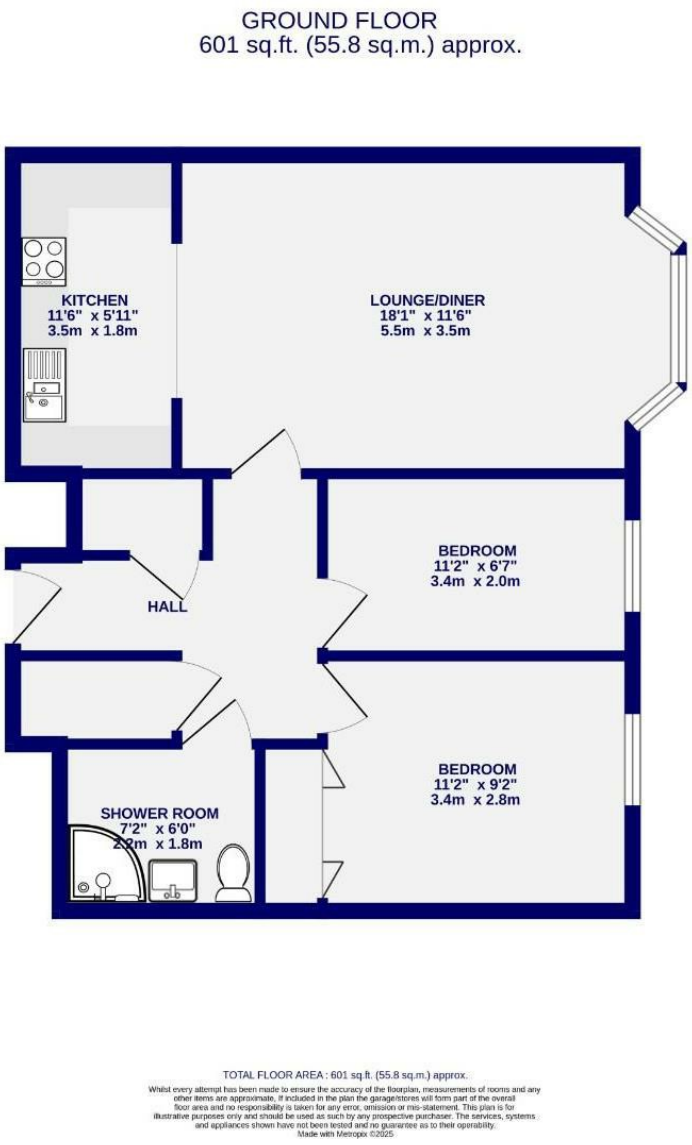


Hansom Place Wigginton Road, YO31 8FQ

Leasehold
Council Tax Band - B

- Ground Floor Apartment
- Two Bedrooms
- Well Presented Throughout
- On Site Parking
- Part Warden Controlled
- Central Position
- No Onward Chain
- EPC C



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Hansom Place
Wigginton Road, York
YO31 8FQ

Offers Over £150,000

2 1

Beautifully presented throughout, this two bedroom ground floor retirement apartment forms part of a popular development exclusively for the over 55's. Ideally positioned just half a mile from York's historic city walls and within walking distance to various amenities including York District Hospital, it occupies a sought-after spot within the building, enjoying a wonderful south-westerly aspect overlooking the neatly maintained communal gardens.

Residents benefit from a secure entry system, access to a welcoming communal lounge and a well-equipped laundry room, along with the reassurance of an on-site warden and 24/7 care alarm system. There are also two car parks on site.

The apartment itself features a generous entrance hall with two useful storage cupboards, one housing the instant hot water system and the other including a new washing machine/ dryer. The bright and comfortable lounge diner enjoys a lovely bay window framing views of the gardens, and a feature fireplace with electric fire. An open entrance leads into the modern fitted kitchen, complete with a range of wall and base units, integrated appliances and practical tiled splashbacks.

There are two well-proportioned bedrooms, with the principal room offering fitted wardrobes to maximise storage. A contemporary shower room with WC completes the internal accommodation.

Offered no onward chain, early viewing is highly recommended.

A selection of rooms have been dressed using AI for illustrative purposes.

Leasehold
Length of lease- 88 years remaining
Ground rent - £667.60 per annum
Ground rent review period- Every 15 years
Service Charge- £2,202 per annum

Council Tax Band- B















