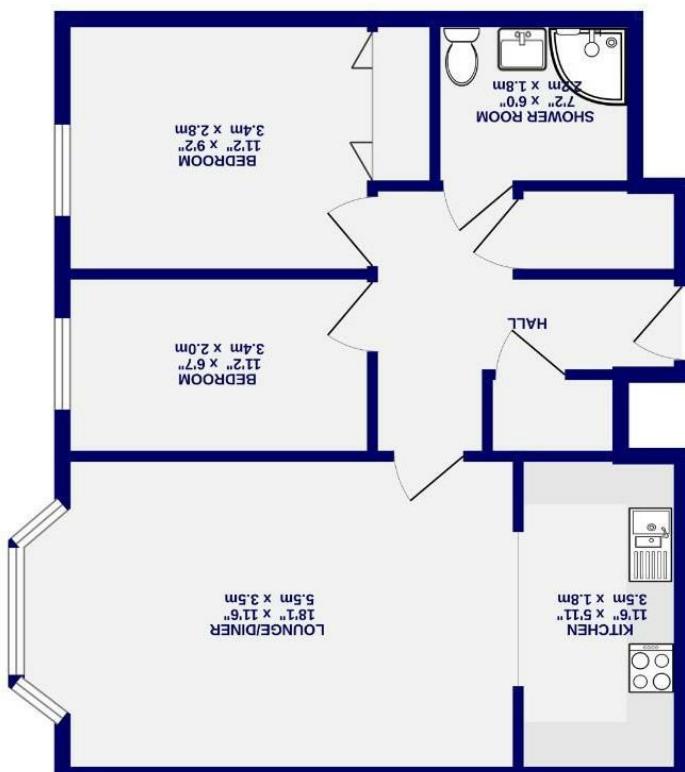


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any measurements, floor plans or distances, appliances, fixtures and fittings by themselves by inspection of these particulars nor enter into any contract relating to the property on behalf of the vendor.

Area measurements, floor plans or distances, appliances, fixtures and fittings by themselves by inspection of these particulars nor enter into any contract relating to the property on behalf of the vendor.

These particulars are given in good faith and without responsibility being accepted as to their accuracy. The vendor does not warrant that these particulars are a true representation of the property and any measurements, floor plans or distances, appliances, fixtures and fittings by themselves by inspection of these particulars nor enter into any contract relating to the property on behalf of the vendor.

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

Leasehold  
Council Tax Band - B

YO31 8FQ  
Hansom Place  
Wigginton Road,  
Leeds



Hansom Place  
Wigginton Road, York  
YO31 8FQ

£190,000

 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

