



Hospital Fields Road, , York, YO10 4FF

- THIRD FLOOR
- PARKING
- BIKE STORAGE
- EPC RATING C
- ENSUITE
- NO ONWARD CHAIN
- COUNCIL TAX BAND D

£210,000



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DESCRIPTION

A well presented two bedroom, third floor apartment in a popular development less than a mile from York's historic city walls.

The building is accessed via a communal entrance with intercom entry system leading to the entrance hall with stairs and lift to all floors.

When entering the apartment itself you have an entrance hall with useful storage cupboards.

The apartment offers open plan living with a generous kitchen living area. The kitchen features a range of base and wall units as well as integrated appliances, there is also a breakfast bar creating a divide between the kitchen and living areas. The living space is filled with light from a large window and has a good amount of fitted storage.

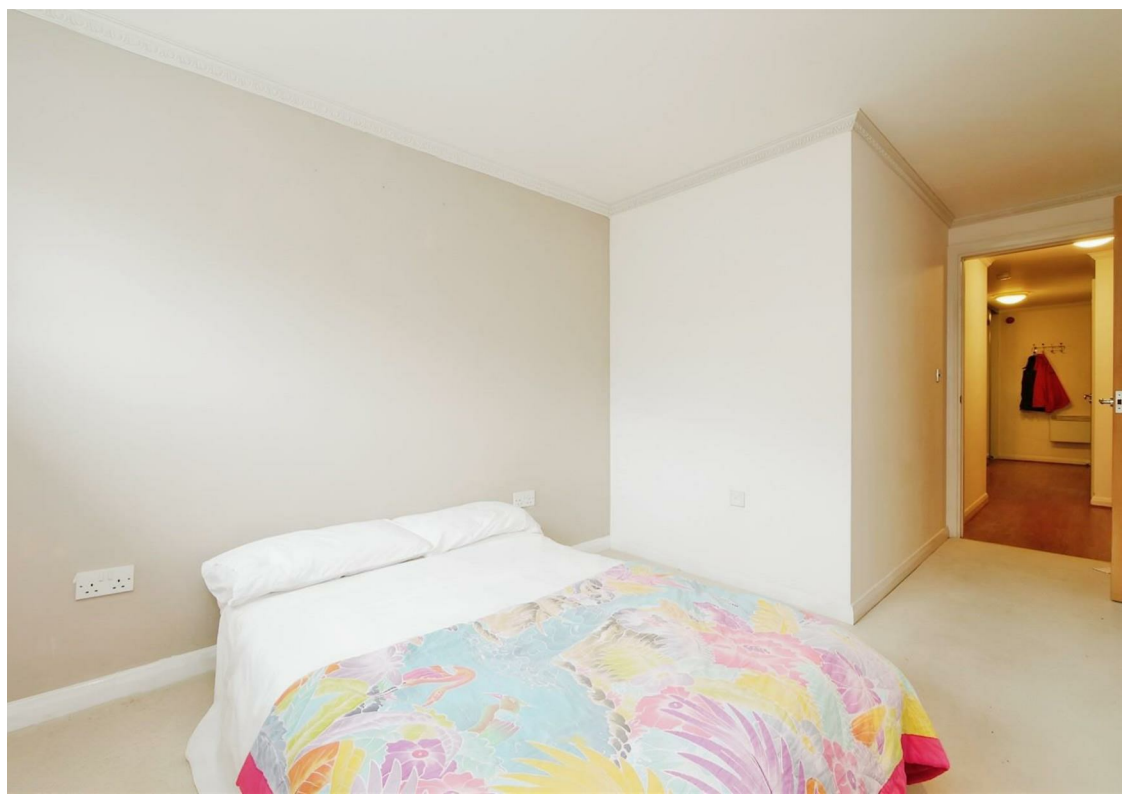
There are two double bedrooms, the main of which benefits from an ensuite shower room with sink, W.C and walk in shower cubicle, also attractive mirrored built in wardrobes.

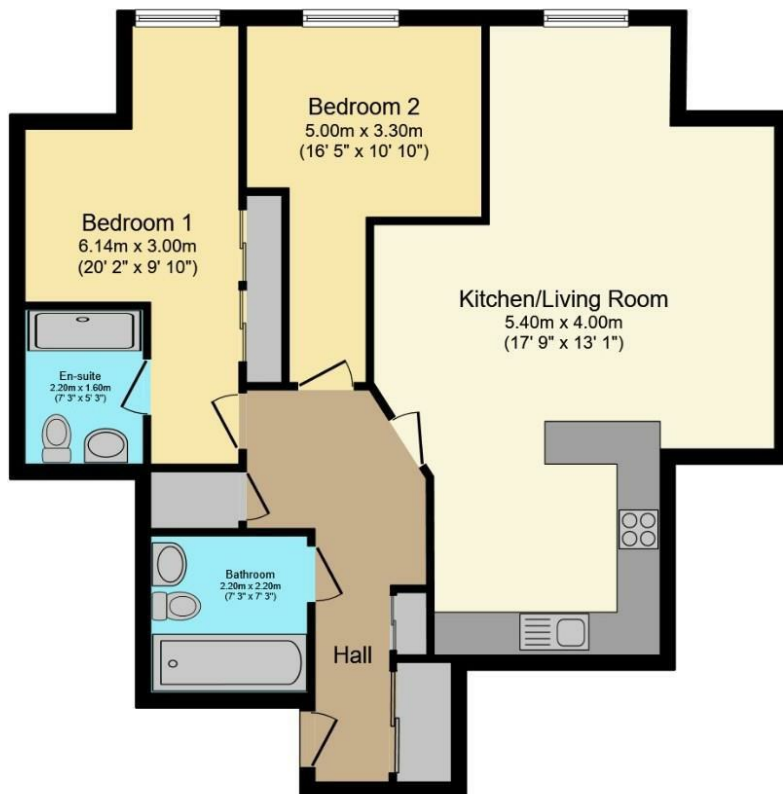
The main bathroom completes the internal accommodation with sink, W.C and bath with shower over.

The property benefits from electric heating and also has parking and use of a communal bike store.

Fulford Place is located approximately a mile from York city centre and benefits from a variety of local amenities. It also offers riverside walks both to the city centre or to millennium bridge and in turn Rowntree Park. Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 83.6 sq.m. (900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewings

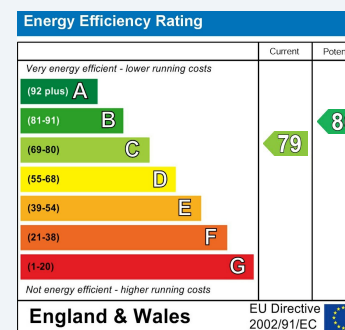
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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