



Moorland Road, York, YO10 4HF

- Stylish Three-Bedroom House
- No Onward Chain
- Excellent Rental Investment
- Fulford School Catchment
- Off Street Parking
- Council Tax Band B

£300,000



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DESCRIPTION

Located on a sought-after residential street in the ever-popular Fulford area of York, this well-presented three-bedroom terrace offers stylish living in a prime location.

Upon entering, you are welcomed by an entrance hall with stairs rising to the first floor. From the hall there is a spacious lounge diner, ideal for both relaxation and entertaining, which flows through to a modern fitted kitchen and a bright sun room at the rear. The kitchen is equipped with a range of contemporary base and wall units, complemented by integrated appliances and ample storage.

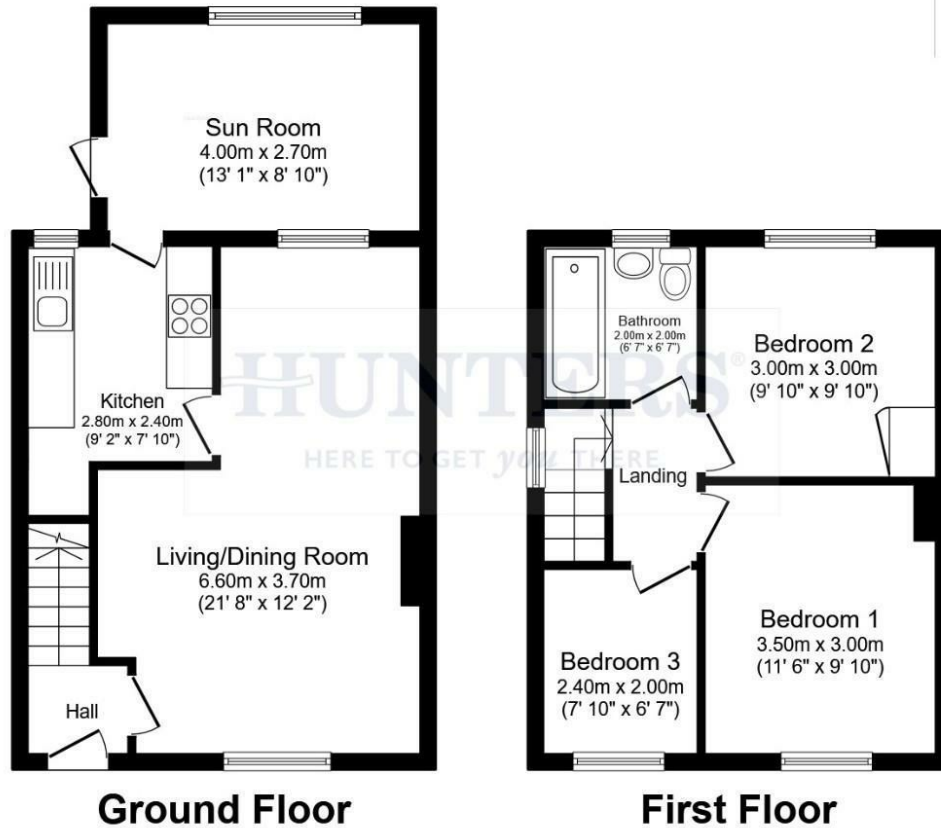
To the first floor, there are three bedrooms alongside a modern family bathroom finished to a high standard.

Externally, the property benefits from a driveway to the front providing off-street parking. To the rear is a private enclosed garden featuring patio seating areas, perfect for outdoor enjoyment.

This attractive home is offered for sale with no onward chain and is ready to move straight into. Importantly, the property sits within the catchment area for the highly regarded Fulford School, making it an excellent choice for families. With outstanding local amenities and excellent schooling nearby, it represents a fantastic opportunity to secure a quality home in one of York's most desirable areas.







Total floor area 79.1 sq.m. (852 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). Powered by www.focalagent.com

Viewings

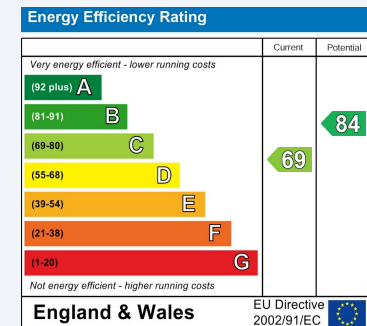
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.