



34 Fewster Way  
York YO10 4AD



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**£270,000**

We are delighted to bring to market this lovely two bedroom end townhouse which presents an excellent opportunity for those seeking a central location with parking. With holiday letting permitted this property will also appeal to investors, as well as a small family or couple.

One of the notable features of this townhouse is the provision for parking, accommodating one vehicle, which is a valuable asset. The location itself offers a blend of city living in a quiet development.

The property would benefit from some TLC and has scope to renovate. An early viewing is highly recommended to really appreciate this lovely home. Call Quantum on 01904 631631

EPC TBA  
Council Tax Band C

#### **Lounge**

UPVC window. Glazed timber door. Capped off gas fire. Radiator. Understairs storage cupboard. Stairs to first floor.

#### **Kitchen/Diner**

Fitted with wall and base units and coordinating worksurfaces, Space and plumbing for washing machine. Under counter fridge. Electric cooker with hob. Sink and drainer unit. UPVC window. Part glazed UPVC door. Boiler.

#### **Stairs to first floor**

#### **First floor landing**

Doors to further rooms. Loft hatch. UPVC window.

#### **Bedroom One**

With built in wardrobe and drawers. Two UPVC windows. Radiator. Storage cupboard.







### Bedroom Two

UPVC window. Radiator.

### Bathroom

Fitted with a three piece suite comprising; Bath with electric shower over, wash hand basin and toilet. Radiator. Extractor fan. Shaver point.

### Outside

The front garden is laid to lawn with path adjacent with established shrubs.

To the rear of the property is a fenced rear garden with steps leading down to the gated access. With planting area and established trees.

The allocated parking space is to the rear of the property, visitors spaces are available on site.



### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

The property is currently tenanted however the property can be sold with vacant possession.

### Leasehold Information

We are advised of the below information, please note this information would need to be verified by a solicitor.

Leasehold. 999 year lease which commenced from 1 January 1987

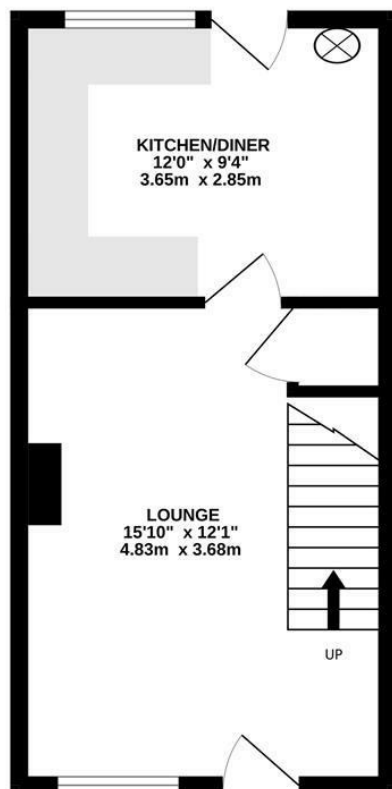
Service charge for the current year is £505 per annum

Annual ground rent is a peppercorn rent and that holiday lets are permitted

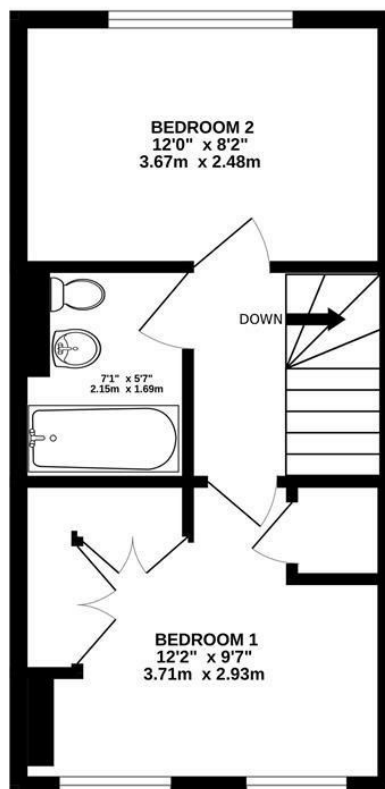




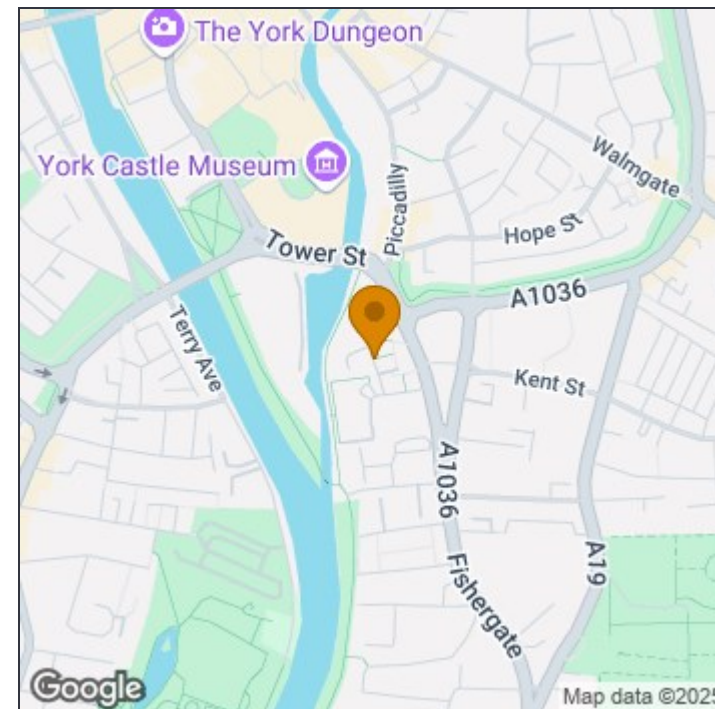
GROUND FLOOR



1ST 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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6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: [homes@quantumestateagency.com](mailto:homes@quantumestateagency.com) [www.quantumestateagency.com](http://www.quantumestateagency.com)