



50 Fewster Way  
York YO10 4GA



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£280,000

Situated in a quiet central development within a stones throw from the River Foss is Fewster Way, Fishergate. A fantastic location for local amenities, including shops, cafes, and schools, making it an ideal for families, professionals and investors alike. The area is also well-connected by public transport, making it easy to commute.

Fewster Way has been a successful rental, now vacant the property has had an uplift with new carpets and painting throughout. The property comprises; Spacious lounge with feature fire, kitchen with dining area, two double bedrooms and first floor bathroom.

With additional benefits from an allocated parking space, enclosed rear garden and no forward chain!  
Call Quantum to book a viewing 01904 631631

EPC Rating C  
Council Tax Band C

### Lounge 15'10 x 12'0 (4.83m x 3.66m)

UPVC door. UPVC window. Electric feature fire. Radiator. Door to understairs cupboard. Stairs to first floor. Door to kitchen.

### Kitchen/diner 12'0 x 9'4 (3.66m x 2.84m)

Fitted with wall and base units and coordinating worktops. Integrated oven with electric hob and extractor hood over. Space for undercounter fridge. Space and plumbing for washing machine. Sink and drainer unit. UPVC window. Radiator. Boiler. Space for dining table and chairs.

### Stairs to first floor

### First floor landing

Loft hatch. Doors to further rooms.

### Bedroom One 12'0 x 9'7 (3.66m x 2.92m)

Two UPVC windows. Radiator. Storage cupboard housing water tank.







**Bedroom Two**  
12'1" x 8'1" (3.68m x 2.46m)  
UPVC window. Radiator.

**Bathroom**  
7'0" x 5'6" (2.14 x 1.68)  
Fitted white piece suite comprising; Bath with electric shower over, wash hand basin and toilet. Radiator. Extractor fan.

**Outside**  
To the front of the property is a paved path and small forecourt.

To the rear of the property there is an enclosed garden which is gravelled for low maintenance, there are some shrubs adding a touch of colour to the space. With gated access to the rear, which is handy for bikes and bins.

The property has the benefit of one allocated parking space and additional visitor space.

**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 £505.80 per annum. There was an additional external painting charge of £916 (this comes every 5 years) and the extra amount has already been paid by the seller. The painting is due to start at the beginning of September, to keep the overall site in good repair.

Holiday lets are permitted on site albeit not high lighted within lease, for further information please ask.

**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.

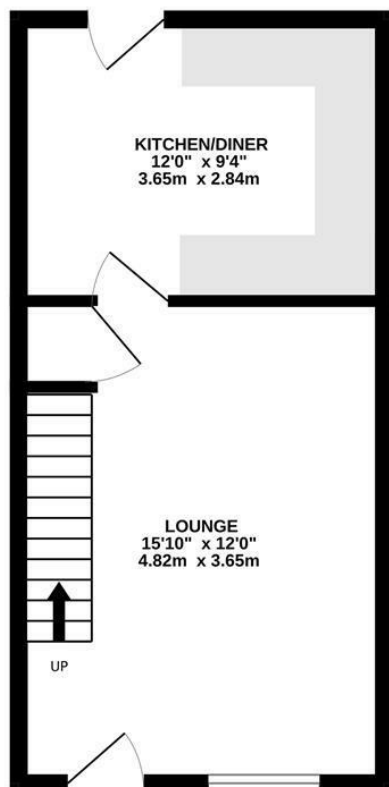
Council Tax Band of the property is C. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.  
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.  
The property has a boiler and water tank 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)

**Additional Information**  
Gas cert took place on the 15th January 2025.

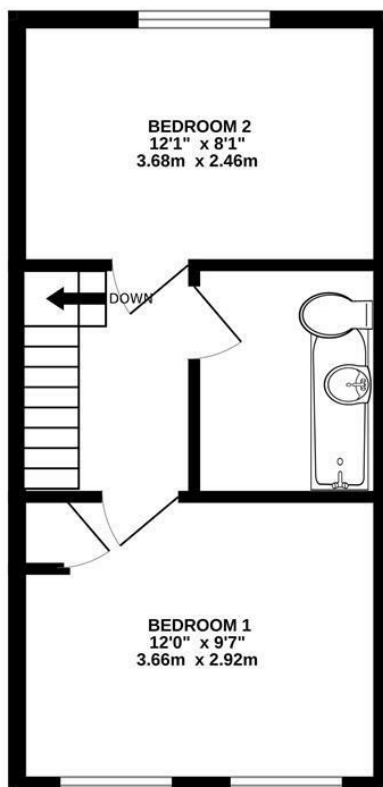
Electrical installation Condition Report (EICR) took place on the 3rd August 2021, next due in 2026.



GROUND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.

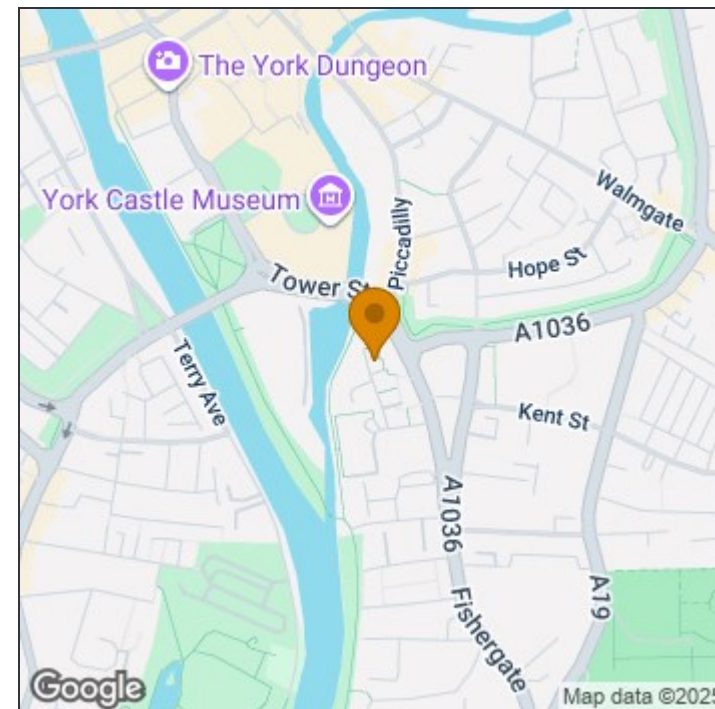


1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

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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