



7 Fulford Place Hospital Fields Road

York, YO10 4FE

**Guide Price £220,000**





A FABULOUS LARGE 2 BEDROOM 2 BATHROOM FIRST FLOOR APRTMENT WITH PARKING, SET IN THIS SOUGHT AFTER LOCATION WITHIN AN EASY WALK TO THE CITY CENTRE. The property is entered via a secured communal hallway with entry phone system and stairs to upper floors. The extremely spacious living accommodation comprises entrance hallway, large open plan living/dining kitchen with fitted units, 2 double sized bedrooms, master with en suite shower room/w.c., family bathroom/w.c. Externally there is an allocated parking space plus permit for visitor parking and cycle and bin stores. A superb realistically priced apartment and an internal viewing is highly recommended.

### Communal Hallway

Entrance door with security entry system, stairs to upper floors

### Entrance Hall

Entrance door, large storage/cylinder cupboard. Doors to

### Living/ Dining Kitchen

20'0" x 18'4" (6.10m x 5.61m)

Superb large open plan living space with sitting and dining areas with windows to front, kitchen area with fitted units including built-in oven and hob with built-in appliances including; fridge/freezer, washing machine and slimline dishwasher

### Bedroom 1

13'3" x 10'0" (4.06m x 3.05m)

Window to front, built in wardrobe. Door to

### En-Suite

8'11" x 5'1" (2.74m x 1.55m)

Large walk in shower, wash hand basin, w.c.

### Bedroom 2

11'8" x 10'2" (3.58m x 3.12m)

Window to front







### **Bathroom**

7'1" x 6'11" (2.18m x 2.11m)

Suite in white comprising panelled bath, wash hand basin, w.c.

### **Outside**

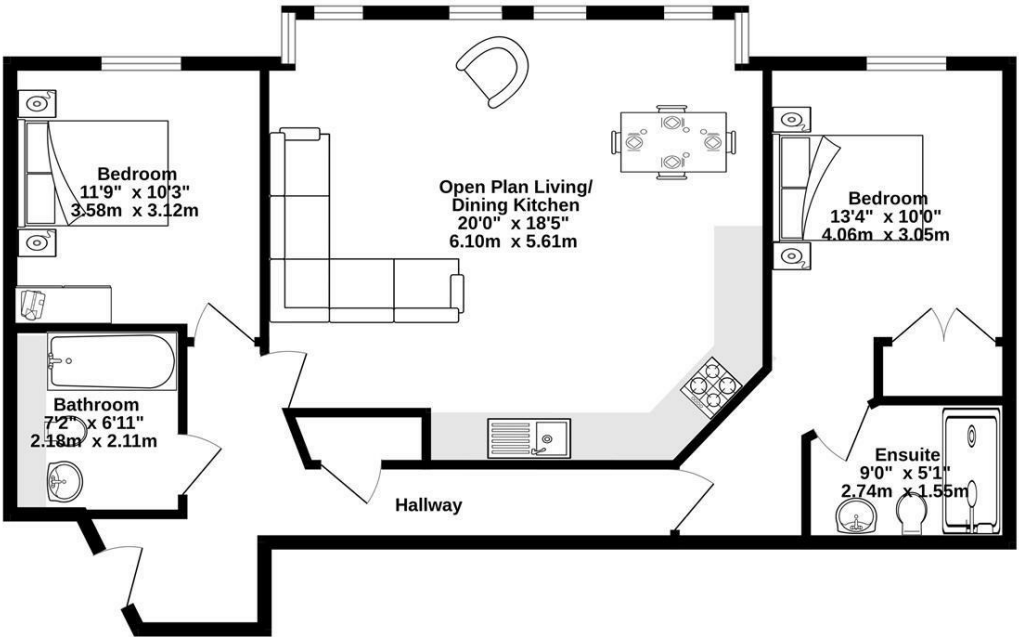
Allocated car parking space plus permit for visitor spaces. Communal areas include cycle and bin stores.





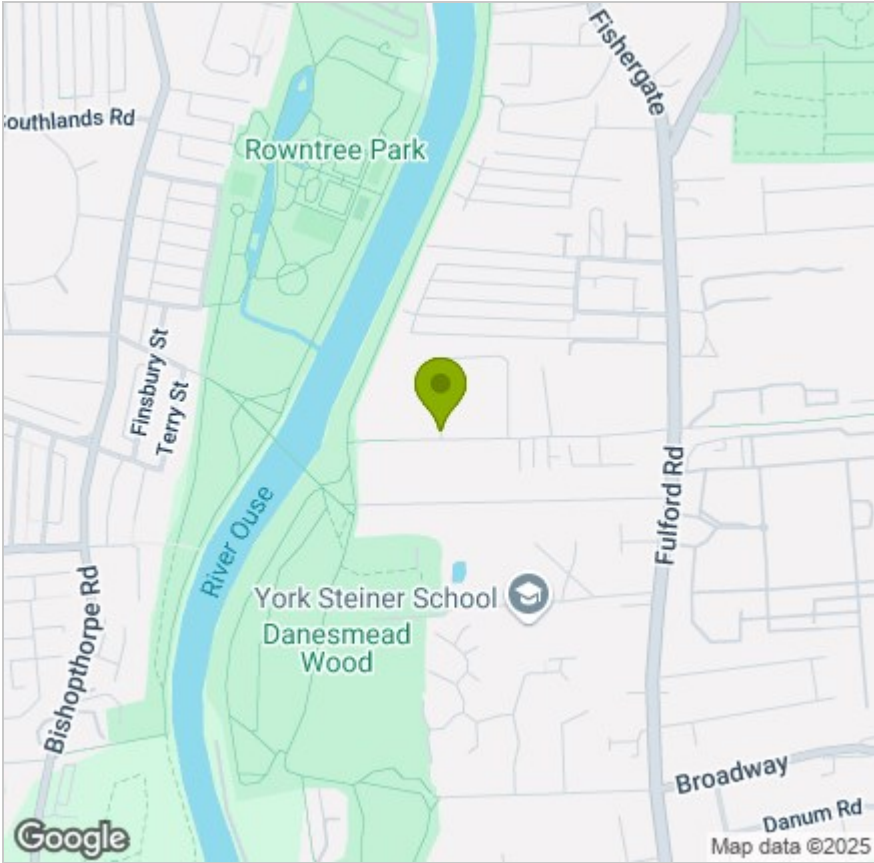
FLOOR PLAN

Ground Floor  
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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