



Flat 27 Fulford Place Hospital Fields Road
York, YO10 4FE

Guide Price £235,000



Upgraded and larger than average two bed two bath second floor apartment located in this incredibly sought after area convenient for York city centre, railway station and York university, this quality home is sure to appeal to a range of buyers. Access is via a well kept and secure communal entrance hallway with lift to all floors, the bright and airy living accommodation comprises; entrance hallway, modern fitted kitchen with integrated appliances, large lounge/dining area, master bedroom with fitted wardrobes and three piece en-suite, second double bedroom and three piece house bathroom. To the outside are communal gardens, designated parking as well as additional visitor parking and secure bin/bike stores. An accompanied viewing is highly recommended.

Communal Hallway

Entrance Hall

Entrance door, laminate flooring, power points, wall mounted electric heater, airing cupboard

Kitchen Area

Fitted wall and base units with Oak countertop, stainless steel sink and mixer tap, integrated appliances including oven and hob, slimline dishwasher, fridge/freezer, washer/drier, laminate flooring, power points

Lounge/Dining Area

Large glazed windows to front, laminate flooring, two wall mounted heaters, TV and power points, telephone socket

Master Bedroom

Double glazed window to front, fitted wardrobes, wall mounted heater, carpeted flooring, power points

En-Suite

Walk in mains shower, low level WC, wash hand basin, part tiled walls, tiled flooring





Bedroom 2

Double glazed window to front, wall mounted electric heater, carpeted flooring, power points

House Bathroom

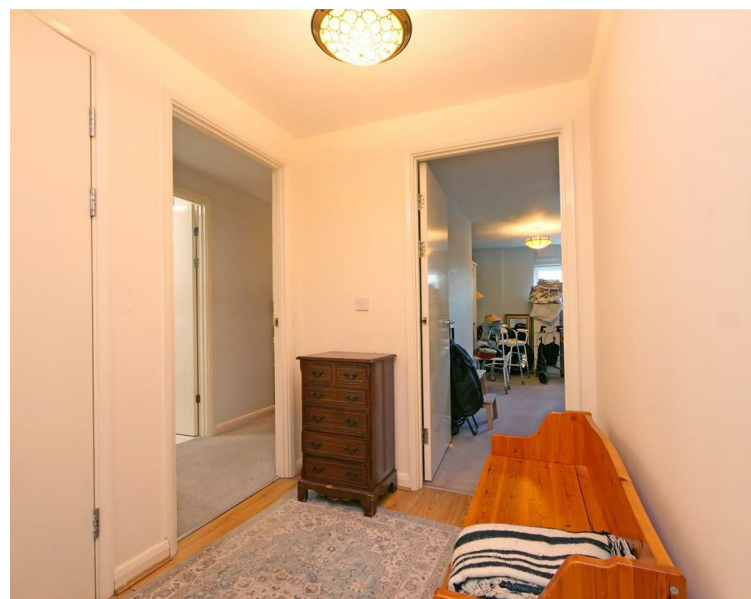
Panelled bath, low level WC, wash hand basin, electric towel radiator, tiled flooring, part tiled walls, extractor fan

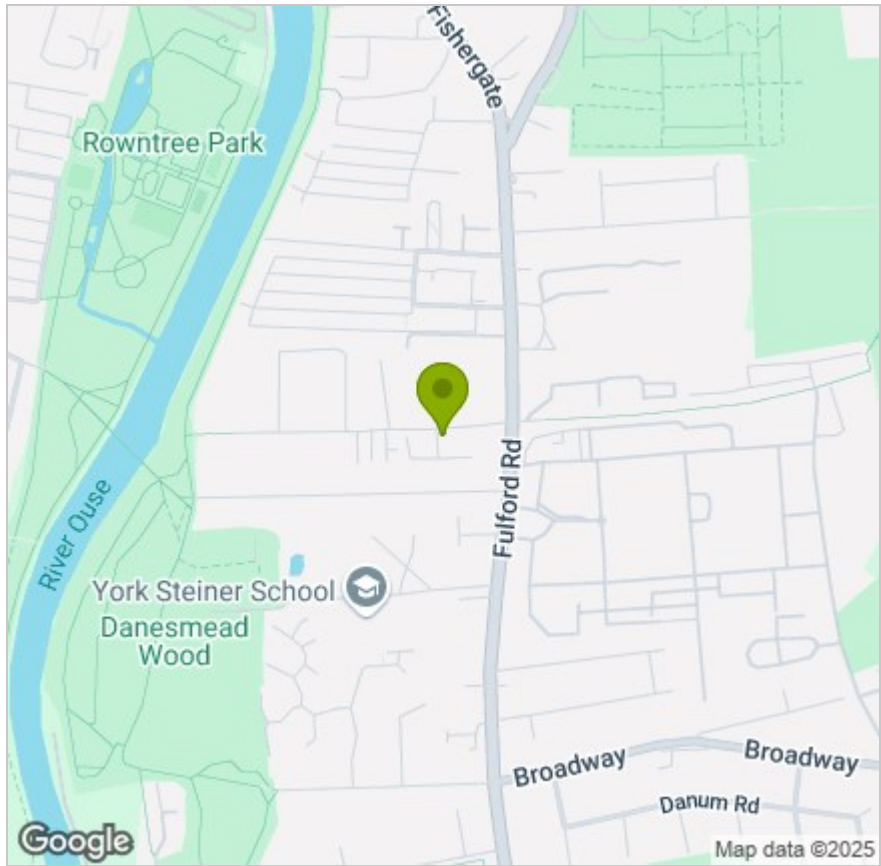
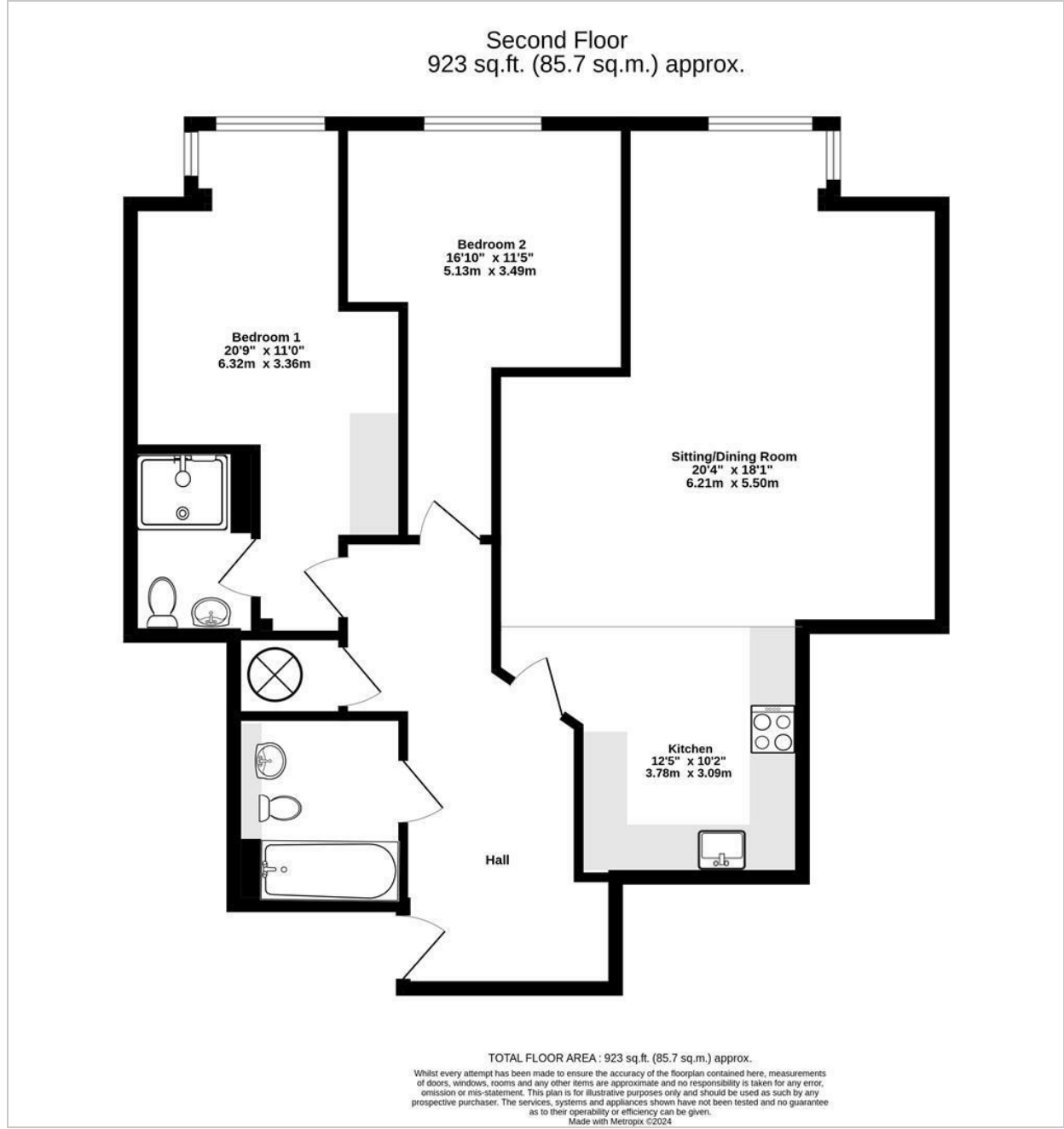
Outside

Communal gardens, bin/bike stores, designated parking, visitor parking areas

Lease/Service Charge

TBA





EPC

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | 78 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

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