



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

Guide Price £229,950



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

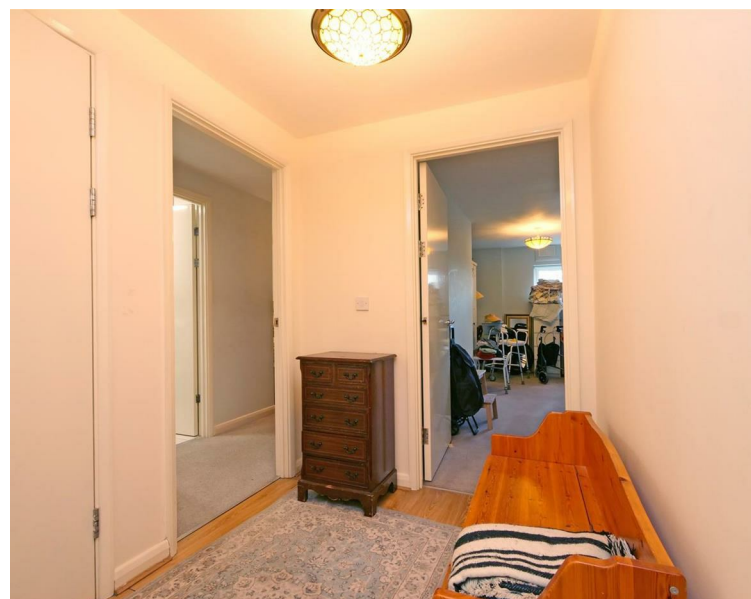
Panelled bath, low level WC, wash hand basin, electric towel radiator, tiled flooring, part tiled walls, extractor fan

Outside

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

Lease/Service Charge

TBA



Second Floor
923 sq.ft. (85.7 sq.m.) approx.

The floor plan shows a second floor with the following rooms and dimensions:

- Bedroom 1:** 20'9" x 11'0" (6.32m x 3.36m). Located on the left side, containing a sink, toilet, and shower.
- Bedroom 2:** 16'10" x 11'5" (5.13m x 3.49m). Located at the top center.
- Sitting/Dining Room:** 20'4" x 18'1" (6.21m x 5.50m). Located on the right side.
- Kitchen:** 12'5" x 10'2" (3.78m x 3.09m). Located at the bottom right, containing a stove, sink, and refrigerator.
- Hall:** A central hallway connecting the rooms.
- Bathroom:** Located at the bottom left, containing a toilet and bathtub.

TOTAL FLOOR AREA: 923 sq.ft. (85.7 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	78	87

England & Wales

EU Directive 2002/91/EC



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