



18 Fulford Place Hospital Fields Road
York, YO10 4FE
£230,000

A STUNNING LARGE GROUND FLOOR 2 BEDROOM APARTMENT SET IN THIS SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES AND WALKING DISTANCE IN TO THE CITY CENTRE. The property has been refurbished and maintained to a high standard by the present owners and provides extremely spacious and modern living accommodation comprising entrance hallway, open plan living space consisting of lounge, dining area, study area and kitchen with high quality fitted units and integrated appliances, master bedroom with dressing area and en suite shower room/w.c., double sized bedroom 2, bathroom/w.c. Low cost infra red heating. Communal grounds with allocated car parking space and guest parking areas. An internal viewing is highly recommended.

Hallway

Living Area

13'5" x 10'4" (4.11m x 3.16m)

Kitchen/Dining/Study Area

23'4" x 18'2" (7.13m x 5.56m)

Bedroom 1

12'11" x 10'1" (3.96m x 3.08m)

En Suite

Bedroom 2

13'0" x 10'6" (3.97m x 3.21m)

Bathroom

Note

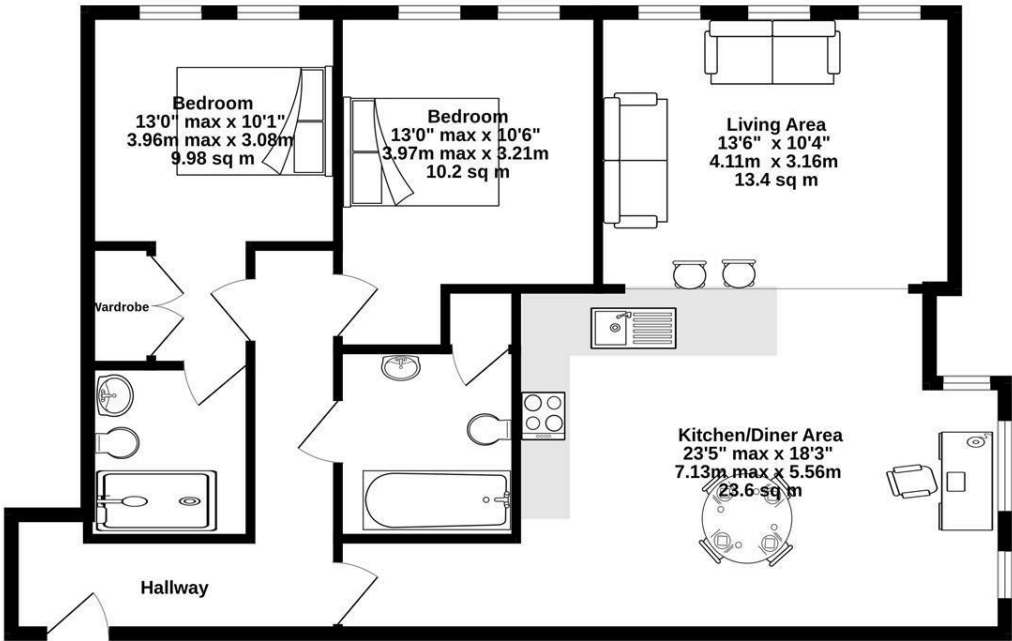
The seller of this property is an employee of Churchills Estate Agents.





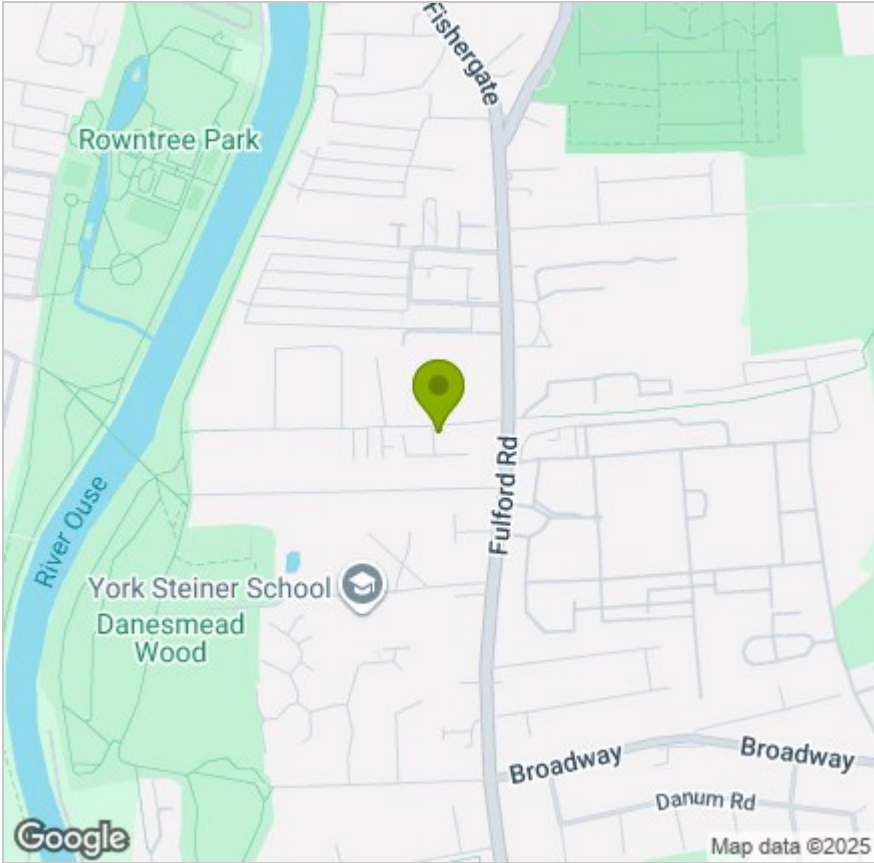
FLOOR PLAN

Ground Floor
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 82 |
| (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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.