

York, YO10 4QG £190,000





Churchills are delighted to offer for sale this first floor two bedroom apartment, tucked away off Fulford Road, convenient for York's historic city centre, the outer ring road and York University. Accessed via a secure communal hallway, the well-proportioned living accommodation comprises; entrance hallway, sitting/dining room, kitchen with fitted appliances, two bedrooms one with balcony and three piece bathroom suite. Other highlights include uPVC double glazing, central heating and an allocated parking space. An early viewing is highly recommended to appreciate the quality and location this apartment has to offer.

Entrance Hallway

Entrance door, single panelled radiator, storage cupboard, carpeted flooring, power points

Sitting/Dining Room

uPVC window to front, carpeted flooring, coving, double panelled radiator, TV and power points

Kitchen

uPVC window to side, fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, laminate flooring, single panelled radiator, space and plumbing for appliances, power points

Bedroom 1

uPVC French doors to balcony, carpeted flooring, single panelled radiator, power points

Bedroom 2

uPVC window to rear, carpeted flooring, single panelled radiator, power points

Bathroom

Panelled bath, low level WC, pedestal wash hand basin, extractor fan, carpeted flooring, single panelled radiator

Outside

Communal gardens, storage areas, designated parking spaces and visitor area



















FLOOR PLAN LOCATION First Floor 521 sq.ft. (48.4 sq.m.) approx. Heslington Ln Heslington Ln University of York Boat Club Fulford Fulford School Bedroom 1 10'2" x 9'7" 3.09m x 2.92m Bedroom 2 13'5" x 6'1" 4.10m x 1.85m Fulford Ings Kitchen 8'1" x 7'5" 2.47m x 2.25m Vixmead Greens Coords Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A Sitting/Dining Room 15'9" x 12'4" 4.81m x 3.77m

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.

TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, wedows, rooms and any other tens are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicances shown have not been tested and no quarantee as to their operability or efficiency can be given.

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EU Directive

2002/91/EC

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(69-80) (55-68) (39-54) (21-38)

Not energy efficient - higher running costs

England & Wales