

Two Bed Terrace House in Popular Residential Location

This well presented two bedroom terraced house is located in the sought after location of Fulford within close proximity of the city centre and all local amenities.

As you enter the hallway you will find a cosy living area before proceeding to the open plan kitchen and dining area. The kitchen is complete with integrated oven and hob as well as a washing machine. The three piece bathroom suite is located on the ground floor at the rear of the property.

Back in the hallway as you proceed up the stairwell, you are welcomed by two large double bedrooms.

Available Early December

EPC Rating D

Council Tax band B

















LOCATION FLOOR PLAN Rowntree Park 1st Floor 319 sq.ft. (29.6 sq.m.) approx. Finsbury St Ground Floor 421 sq.ft. (39.1 sq.m.) approx. Terry St Bedroom 1 13'9" x 13'5" 4.18m x 4.10m Dining Room 13'9" x 13'9" 4.20m x 4.18m Lounge 10'4" x 10'0" 3.14m x 3.06m York Steiner School Danesmead 2 Bedroomed Terrace Wood TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx. Whitst every attempt has been made to ensure the accuracy of the flooplan contained here, measurement of doors, windows, rooms and any other tiens are approximate and no exportable, is taken for any error, prospective purchaser. The services, systems and applicates shown have not been tested and no guarante as to their operability or efficiency can be given. Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 85 (69-80) 64 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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