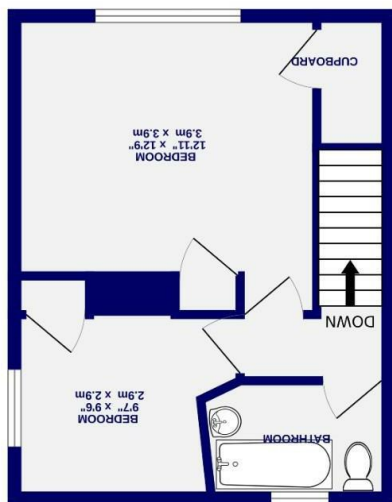


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

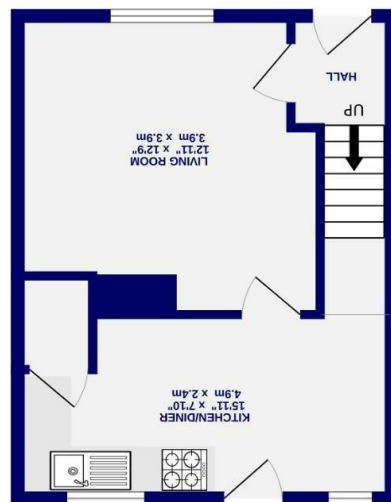
Hospital Fields Road Fulford, York YO10 4EF

Freehold
Council Tax Band - B

- End Terrace House
- Two Double Bedrooms
- Garden & Off Street Parking
- Fulford School Catchment
- Walking Distance Of York City Centre
- Ideal Investment Or First Time Purchase
- EPC E



1ST FLOOR
323 sq. ft. (30.0 sq. m.) approx.



GROUND FLOOR
323 sq. ft. (30.0 sq. m.) approx.

TOTAL FLOOR AREA: 645 sq. ft. (60.0 sq.m.) approx.
When every measure has been taken the accuracy of the above measurements of rooms and any other areas are approximate. It is included in the price the purchaser will bear just the overall floor area and not the area of the walls or windows. The area of the walls, windows, doors and the area of the kitchen/diner are not included in the above measurements. The area of the walls, windows, doors and the area of the kitchen/diner are not included in the above measurements. The area of the walls, windows, doors and the area of the kitchen/diner are not included in the above measurements. The area of the walls, windows, doors and the area of the kitchen/diner are not included in the above measurements. The area of the walls, windows, doors and the area of the kitchen/diner are not included in the above measurements.



Hospital Fields Road
Fulford, York
YO10 4EF

Offers Over £220,000



A two bedroom end terrace house set to the south of York in the ever popular area of Fulford.

The position of the property makes it perfect for a walk down the river into York City Centre but also across the Millennium Bridge to Rowntree Park and Bishopthorpe Road with its shops and cafes. It is also within catchment area for outstanding schooling and benefits from varied local amenities and plenty of transport links. The house has been well maintained by the current owners and is offered with no onward chain.

The accommodation in brief comprises; a front hallway, a good sized lounge, a rear breakfast/ kitchen with an array of fitted kitchen units in white with a wood effect worktop, electric hob, oven and extractor. To the first floor are two double bedrooms both with fitted wardrobes and a three piece family bathroom.

Externally, the property benefits from a a front garden and a rear garden/ off street parking.

Council tax band C

