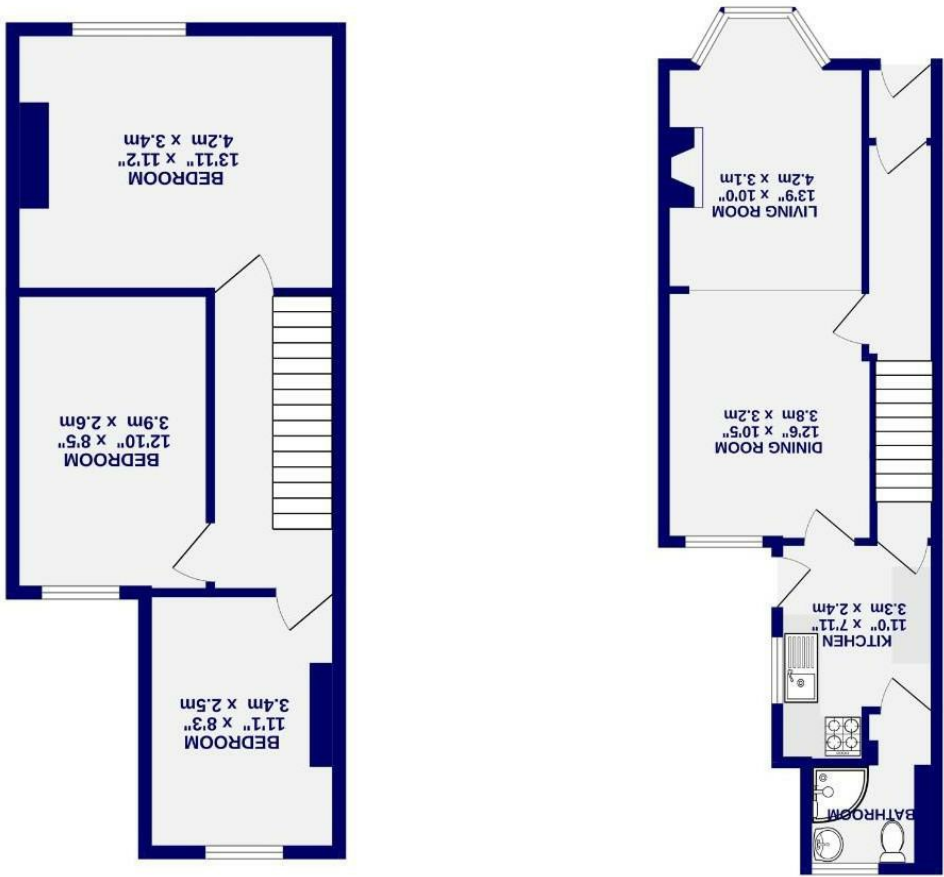


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC D
 - No Onward Chain
 - South Facing Courtyard
 - Close To CC & Train Station
 - Popular Residential Area
 - Well Presented Throughout
 - Three Bedrooms
 - Mid Terrace House
- Freehold
Council Tax Band - B

Alma Terrace Fishergate, York YO10 4DQ



TOTAL FLOOR AREA: 580 sq ft (53.8 sq m) approx.
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Alma Terrace
Fishergate, York
YO10 4DQ

Offers Over £350,000

 3  1

Situated in the highly sought-after area of Fishergate, just a short walk from York city centre, the train station and the University of York, is this well-presented three-bedroom Victorian terrace. Perfectly positioned for scenic riverside walks along the Ouse and enjoying views over a local green, the property also benefits from the wide range of amenities on Fulford Main Street, including a Sainsbury's Local and a selection of independent cafés and eateries. The home also lies within the catchment of the highly regarded Fulford Secondary School. Having been a much-loved home for many years, the property has been tastefully updated in parts yet presents a wonderful opportunity for further development, subject to the necessary permissions.

Inside, a welcoming hallway with original Victorian tiled flooring leads through to the open-plan reception space. A charming bay window overlooks the green on Alma Grove, filling the room with natural light alongside a further large rear window. Beyond is the fitted kitchen, with a recently updated shower room featuring floor-to-ceiling tiles. Upstairs, the property offers three well-proportioned bedrooms and a generous landing, with scope to extend into the loft (STPP).

Externally, the property enjoys a private, south-facing courtyard garden, positioned so that neighbouring properties feel at a distance and allowing sunlight throughout the day. Designed for ease of maintenance, it offers a bright and inviting outdoor space, while to the front a pretty forecourt with brick and wrought-iron fencing enhances the home's kerb appeal. On-street permit parking is available directly beyond.

Offered with no onward chain, an early viewing is highly recommended.

Council Tax Band B

