



27 Hartoft Street

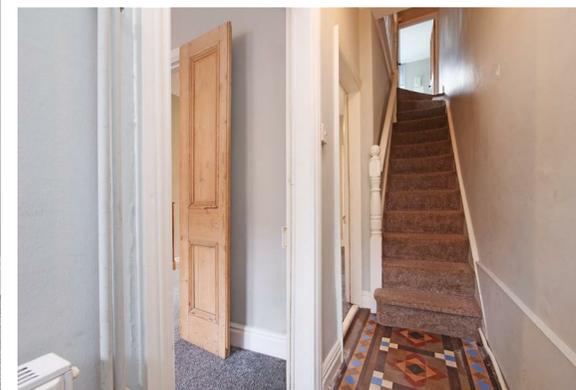
York, YO10 4BN

Offers Invited £290,000

Situated in the ever-popular Fulford area, this attractive two-bedroom mid-terrace home offers well-proportioned accommodation and a convenient location ideal for a range of buyers.

The property opens into an entrance hallway leading through to two reception rooms, providing flexible living and dining space with a pleasant flow through the ground floor. To the rear is a fitted kitchen with direct access to the south-facing courtyard, creating an ideal space for outdoor seating and low-maintenance entertaining. The courtyard also benefits from two useful external storage areas. To the first floor are two generously sized double bedrooms, along with a WC and a bathroom positioned to the rear of the property.

Located just off Fulford Road, the home enjoys excellent access to York city centre, a wide range of local amenities, and superb transport links in and out of the city. This is a fantastic opportunity to acquire a well-located home in one of York's most sought-after residential areas.



### Entrance Hall

### Reception

11' x 11' (3.35m x 3.35m)

### Reception

11' x 9'11" (3.35m x 3.02m)

### Kitchen

12'4" x 6' (3.76m x 1.83m)

### First Floor Landing

### Bedroom

13'1" x 11'1" (3.99m x 3.38m)

### Bedroom

11'1" x 7'1" (3.38m x 2.16m)

### Bathroom

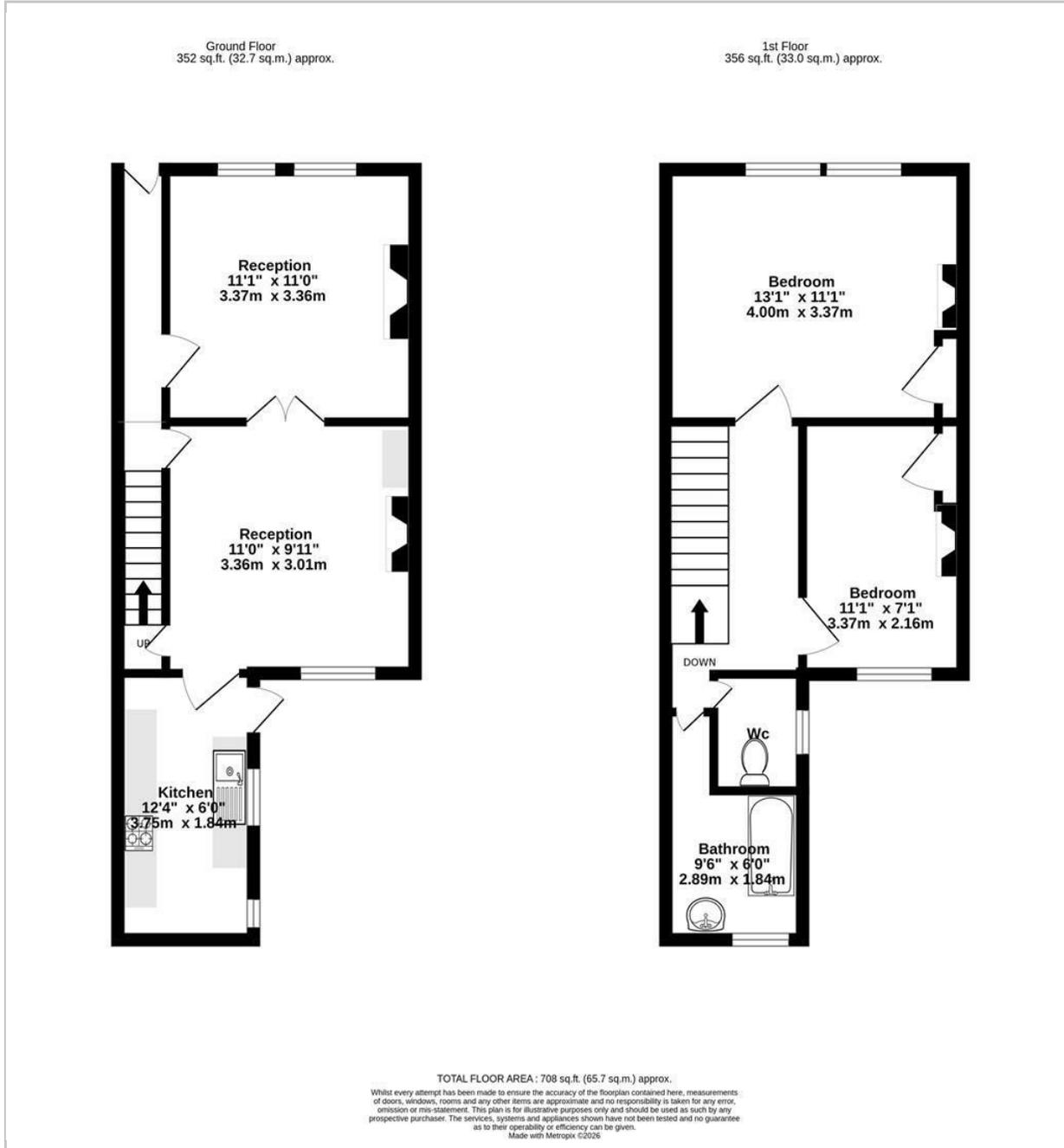
9'6" x 6' (2.90m x 1.83m)

### Separate W.C.

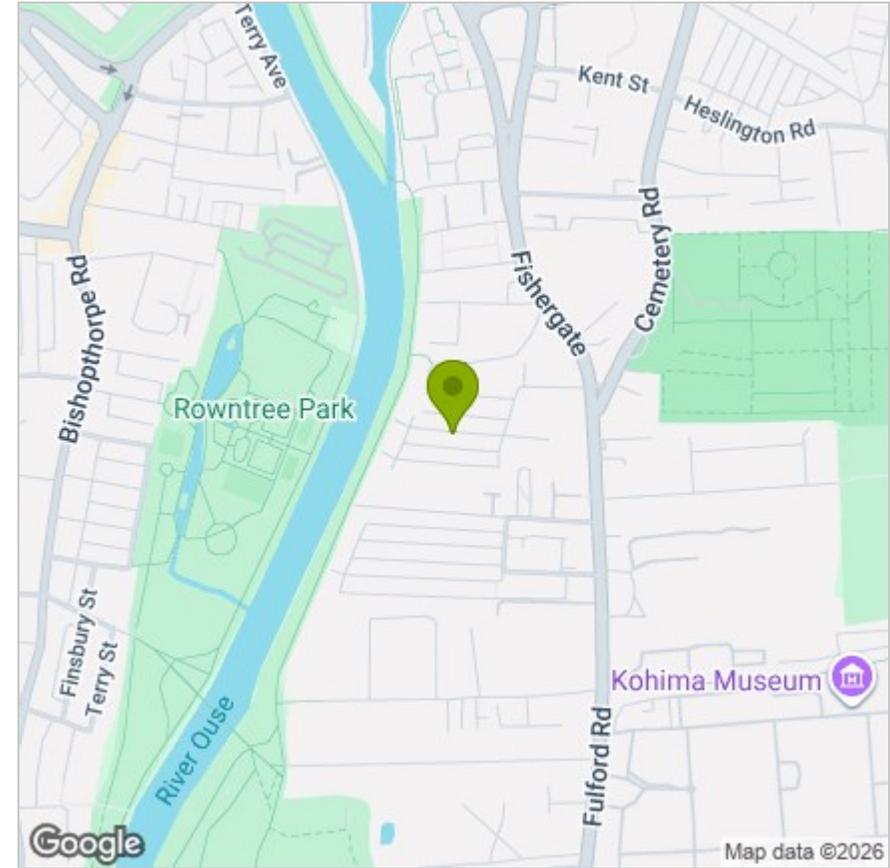




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.