



Hull Road, York

£260,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Hull Road,
York YO10 3LQ

Est. 1871

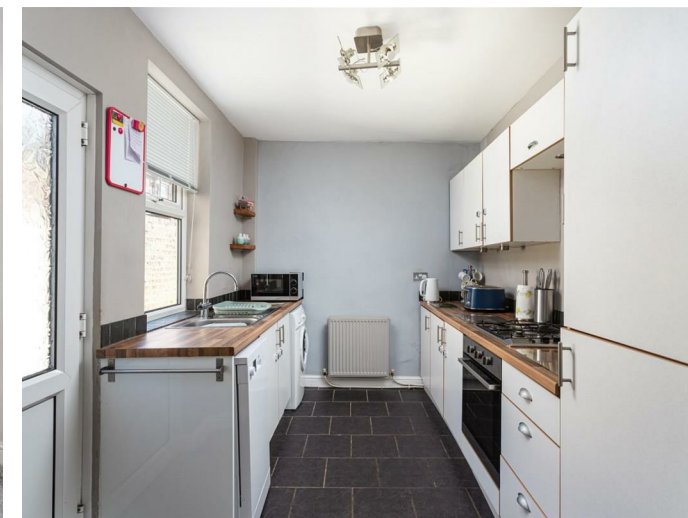
£260,000

A charming, fore-courted two-bedroom mid-terraced home, situated in a highly-sought after location within York, offered to the market with no onward chain.

Hull Road is located just a short stroll from York's City Centre, with easy access to the York Sport Village and the A64 Ring Road. Surrounded by a wide choice of local amenities, including shops, cafes, schools, and transport links, the location is ideal for both professionals and families.

This characterful home boasts generous proportions throughout and has been lovingly cared for by the current owners. On entry via the front door into the entrance vestibule, a left from the tiled hallway leads into a generous living room with bay window to the front aspect and pebble effect electric fire. Directly ahead of the hallway, accesses the dining room and kitchen. The dining room is well-proportioned with built-in alcove shelving, under-stairs cupboard and window looking out onto the rear courtyard, leading into a modern kitchen with white fitted kitchen units, wood block laminate worktops, tiled splashbacks and gas hob. The white goods can be left as a condition of sale if negotiated. The rear courtyard is south-facing, accessed from the kitchen, and benefits from two outbuildings for additional storage.

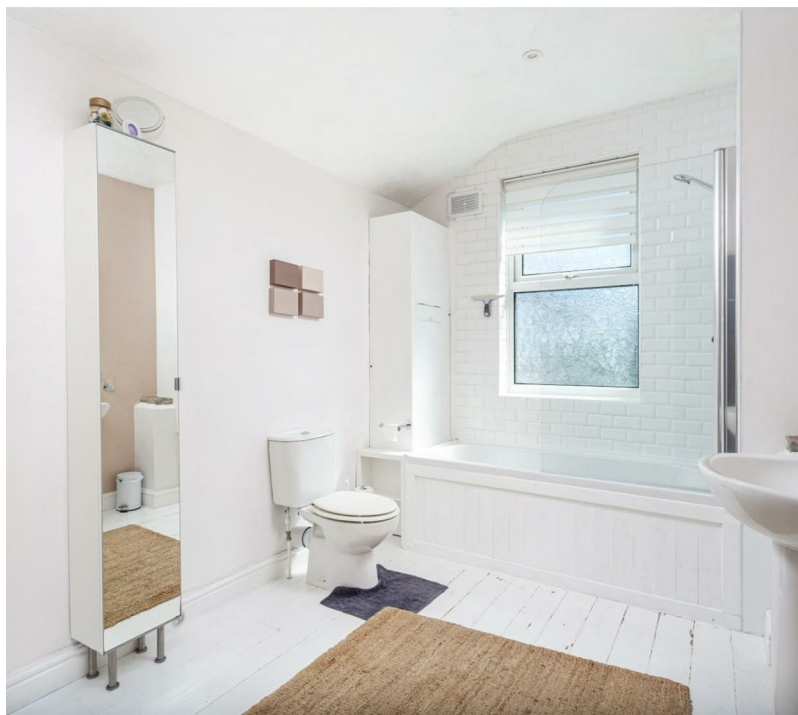
To the first floor, the primary bedroom sits to the front of the



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps
download speed
EPC Rating: C - 70
Council Tax: B - City of York
Current Planning Permission: No current
planning permissions

Imagery Disclaimer: Some photographs and
videos within these sales particulars may have
been digitally enhanced or edited for marketing
purposes. They are intended to provide a general
representation of the property and should not
be relied upon as an exact depiction.

*Broadband speeds are predicted based on the
address entered. You should check with
broadband suppliers in your area to confirm your
maximum speed available.



property benefitting from a recessed cupboard. The secondary
bedroom sits above the dining room, overlooking the rear yard,
with built-in wardrobe, recessed cupboard and over-stairs
storage. Behind the first floor staircase an inner landing has
been created, giving both bedrooms private access to a
contemporary three-piece bathroom, featuring a panelled
bathtub with shower over, tiled splashbacks, wash hand basin
and W.C.

Furthermore, parking can be found on-street; all mains
services are connected. The property is sold with the added
benefit of no onward chain, a physical viewing is
recommended.

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Hull Road, York, YO10 3LQ

Ground Floor -
(Excluding Stores)
GROSS INTERNAL FLOOR AREA
APPROX. 475 SQ FT / 44.12 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 930 SQ FT / 86.43 SQ M (Excluding Stores)

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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