



9 Moins Court York YO10 3JE



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£255,000

Situated just off Hull Road, this well-presented two-bedroom terraced home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Ideally positioned close to the University, with easy access to York city centre and excellent transport links, the property combines convenience with comfortable modern living.

The accommodation features a contemporary kitchen with a dining area, opening directly onto a generous enclosed rear garden with a patio – perfect for outdoor dining and entertaining. Upstairs are two well-proportioned bedrooms, both benefiting from built-in storage, along with a family bathroom. An additional ground floor WC adds further practicality.

Externally, the property enjoys off-road parking and a well-sized rear garden. Offered to the market with no forward chain, this is a fantastic opportunity to acquire a move-in ready home in a sought-after location.

Council Tax Band B
EPC Rating C

Entrance Hallway

Timber door. Radiator. Stairs to first floor. Door to WC and living room.

WC

5'6" x 2'10" (1.69 x 0.88)

Fitted two piece suite comprising; Wash hand basin and toilet. Opaque UPVC window. Radiator. Fuse board.

Living Room

13'6" x 10'11" (4.11m x 3.33m)

UPVC window. Two radiators. Double doors leading into the kitchen/diner.

Kitchen/diner

13'10" x 8'8" (4.22m x 2.64m)

A bright and modern kitchen diner complete with wall and base units and coordinating worktops. Integrated oven with 4 ring gas hob and extractor hood above. Integrated fridge freezer and dishwasher. Understairs cupboard providing ample storage. Cupboard housing boiler. UPVC window. UPVC patio doors leading into the garden.





Stairs to first floor

First floor landing

Loft hatch. Doors to further rooms.

Bedroom One

13'10" x 11'7" (4.22m x 3.53m)

Two UPVC windows. Radiator. Built in wardrobes with clothes rail. Cupboard housing water cylinder.

Bedroom Two

10'3" x 8'0" (3.12m x 2.44m)

UPVC window. Radiator. Built in cupboard with clothes rail.

Bathroom

6'5" x 5'6" (1.96 x 1.7)

Fitted three piece suite comprising; bath with shower over, wash hand basin and toilet. Radiator. Opaque UPVC window.

Outside and parking

To the front of property is a small lawned area.

To the rear of the property is a decent sized garden, laid to lawn with patio area. The property has a fenced boundary, with gate to the rear providing access for bins and bikes.

The off street parking space/s are located to the right of the property, see photo.

Anti - Money Laundering Compliance

We are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property.

Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

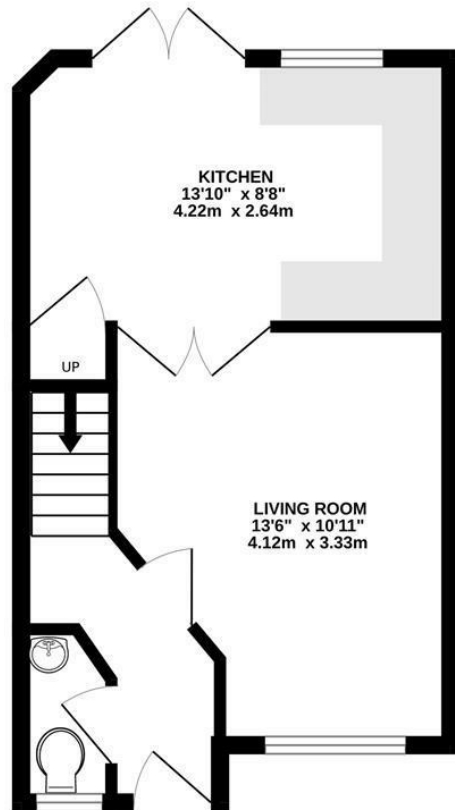
Council Tax Band of the property is B. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

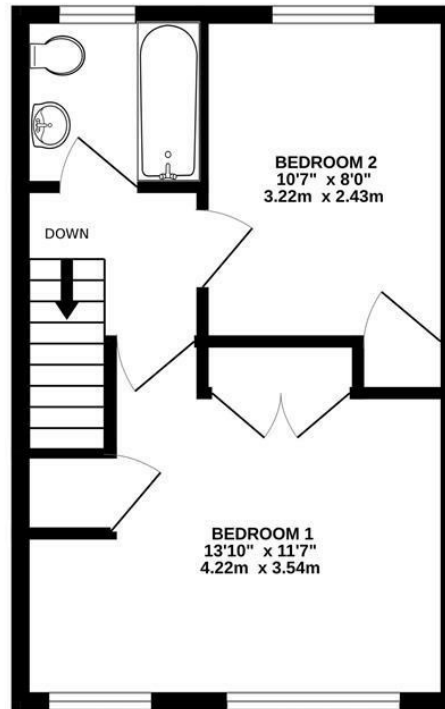
The property has a heat only boiler and water cylinder which supplies the heating and hot water. The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.

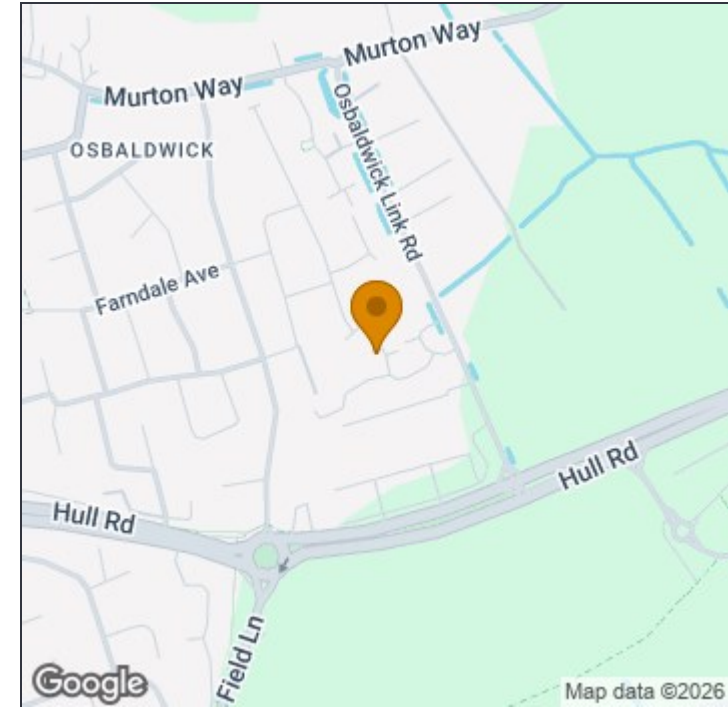


1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 or representation of fact (especially if a substantial journey is required to view the property), 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.

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