



Elmhirst  
Parker

Estates & Services



# 13 Ings Flats, Main Street

Fulford, York  
YO10 4PY

Offers in the region of  
£185,000



- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GENEROUS SIZED LIVING ROOM AND KITCHEN
- SHOWER ROOM
- COMMUNAL GARDENS AND PARKING
- 986 YEAR LEASE
- SITUATED JUST OFF FULFORD MAIN STREET
- NO CHAIN





Nestled in the charming area of Fulford, York, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 712 square feet, the property features two generously sized double bedrooms, making it an ideal choice for couples or those seeking a spacious home office. The heart of the flat is its expansive living room, which provides a warm and inviting space for relaxation and entertainment. The flat is situated just off Main Street, providing a peaceful retreat while still being close to the vibrant life of Fulford so residents will appreciate the ease of access to local amenities, with shops, cafes, and parks just a stone's throw away. With 986 years remaining on the lease, this property presents a fantastic opportunity for both first-time buyers and investors alike.

#### Entrance Hall

Having a storage cupboard and a radiator.

#### Bedroom 1

3.96m x 3.86m (12'11" x 12'7")

Having two built in storage cupboards. With a window to the front elevation and a radiator.

#### Shower Room

2.32m x 1.61m (7'7" x 5'3")

Having a white suite comprising a large walk in shower cubicle, wash hand basin and a wc. With a window to the rear elevation.

#### Bedroom 2

3.34m x 2.25m (10'11" x 7'5")

Having a built in storage cupboard. With a window to the rear elevation and a radiator.

#### Kitchen

3.94m x 3.33m (12'11" x 10'11")

Having a good range of white base and wall units. Complimentary work surfaces incorporating a single drainer



sink unit with a mixer tap over. Integrated double electric oven and electric hob with extractor over. Plumbing for automatic washing machine. Boiler and a window to the rear elevation.

### Living Room

4.86m max x 3.94m (15'11" max x 12'11")

Having a fireplace housing a electric fire. With a window to the front elevation and a radiator.

### Outside

There are communal gardens and parking.

### Note

This is a leasehold property with 986 years remaining on the lease. There is a Service charge of £ 100 per month ( £ 1200 per annum). This includes buildings insurance, repairs and maintenance to the building and communal areas including the gardening., electric supplying the lighting to the communal areas and Managing Agents fee. The charge is reviewed on the 1st April each year.

### UTILITIES

Mains Electric

Mains Gas

Mains Water

Mains Sewage

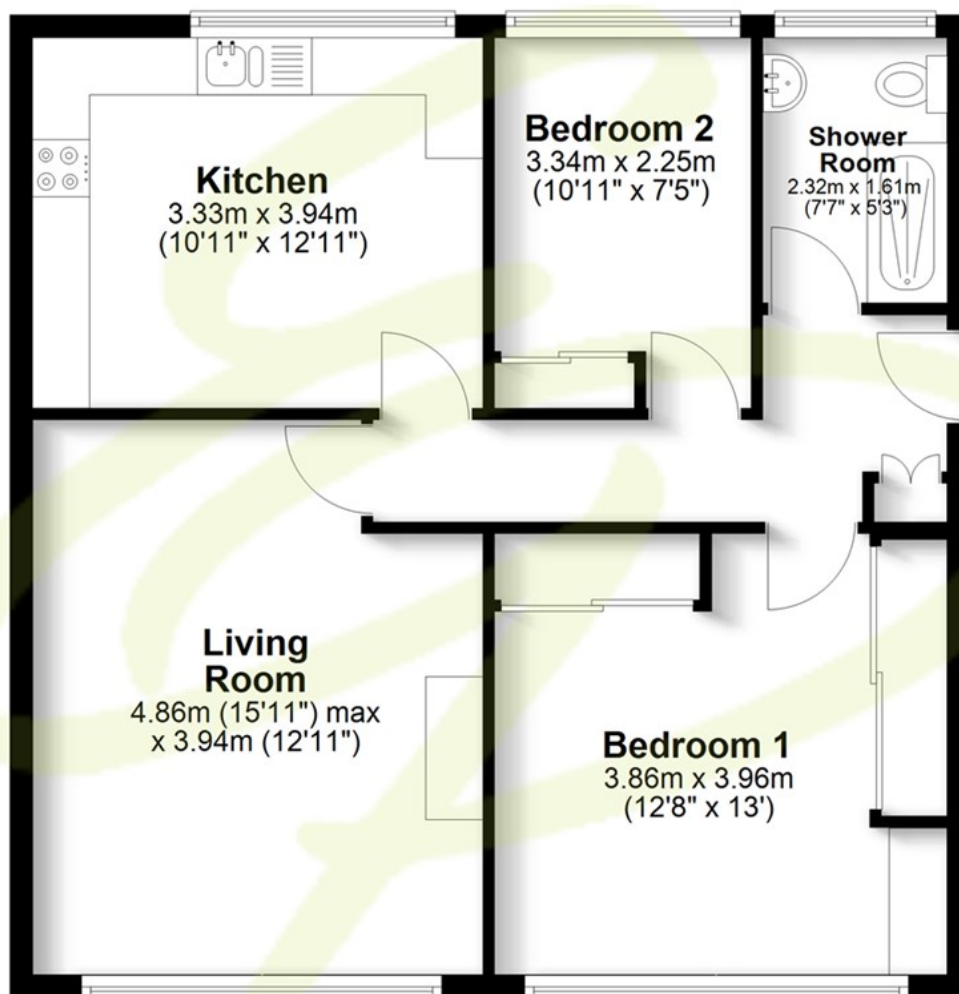
Mobile 4G

Broadband FTTP - Ultrafast



## Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



Total area: approx. 66.2 sq. metres (712.3 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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