



17 Fairfax Street

York, YO1 6EB

Offers In The Region Of £320,000



Offered with No Onward Chain

Situated on a peaceful street within York's historic city walls, this attractive period property offers the perfect blend of character and convenience, just moments from the vibrant city centre.

The accommodation benefits from gas central heating provided by a combination boiler and comprises an entrance vestibule leading into a bright and welcoming living room. A large front-facing sash window fills the space with natural light, while solid wood flooring and a traditional cast iron fireplace add warmth and period charm.

To the rear of the property is a well-appointed dining kitchen featuring contemporary fitted units and direct access to the enclosed courtyard garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the first-floor landing leads to two generously sized double bedrooms.

Outside, the home enjoys a private, enclosed rear courtyard with walled boundaries, offering a low-maintenance outdoor retreat.

Properties in this sought-after location rarely remain available for long, so early viewing is strongly recommended.

Entrance hall

Wooden door to Entrance vestibule, skirting and carpeted flooring

Lounge

11'7" x 10'4" (3.53m x 3.15m)

Original sash window to front, double paneled radiator, power points, cast iron fire surround, skirting, wooden flooring.





Dining Kitchen

13'8" x 8' (4.17m x 2.44m)

Spot lights, modern wall and base units, Original sash to rear, integral oven with gas hob and extractor over, integrated fridge, power points, walk in cupboard, tiled flooring.

Landing

Carpeted stairs to landing, skirting, carpet.

Master bedroom

13'8" x 10'3" (4.17m x 3.12m)

Spot lights, sash window to front, large walk in wardrobe (wall mounted combi boiler), skirting, carpeted flooring.

Bedroom Two

9'4" x 7'7" (2.84m x 2.31m)

Upvc sash window to rear, large walk in wardrobe, power points, skirting, carpeted flooring.

Bathroom

7' x 6' (2.13m x 1.83m)

Three piece bathroom suite

Courtyard Garden

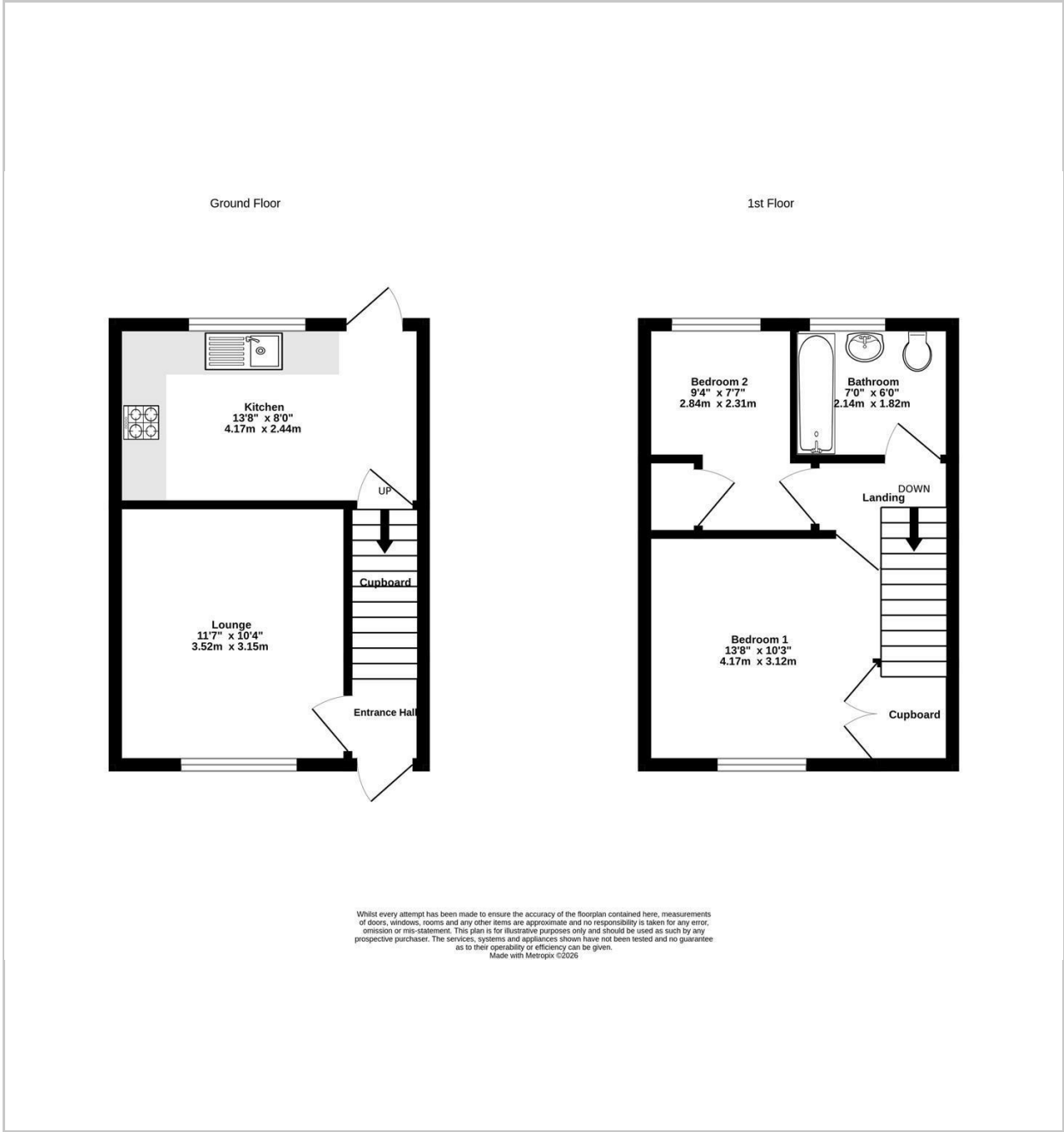
Private rear courtyard garden with brick wall surround and brick built shed. Outside laundry room with plumbing to house washer/dryer.

Agents note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



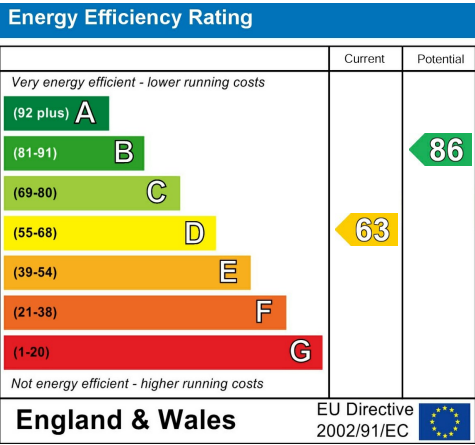
FLOOR PLAN



LOCATION



EPC



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