



55 Fulford Place Hospital Fields Road
York, YO10 4FF

Offers Over £190,000



Churchills Estate Agents are delighted to present this superbly appointed ground floor apartment, ideally situated just off Fulford Road and within comfortable walking distance of York City Centre. Offering spacious and stylish accommodation throughout, together with excellent access to local shops, cafes and transport links, this property is an excellent choice for first-time buyers, professionals or investors alike. The accommodation comprises generous entrance hall, bright and spacious open-plan living/dining area with fitted kitchen and a practical breakfast bar, two well-proportioned double bedrooms, with the main bedroom benefiting from a contemporary en-suite shower room plus a further three piece bathroom suite. Externally, the apartment enjoys the benefit of an allocated parking space and access to a secure bicycle store, enhancing its practicality and appeal. Combining a convenient location with well-presented accommodation throughout, this attractive apartment offers a fantastic opportunity to acquire a home in one of York's most sought-after residential areas. Early viewing is highly recommended.

Entrance Hall

Entrance door, power points

Open Plan Living Kitchen

Three windows, fitted kitchen with integrated appliances including oven and hob with extractor above, stainless steel sink and drainer, space and plumbing for washing machine, power points

Bedroom 1

Two windows, power points, built-in cupboard

En-Suite Shower Room

Shower cubicle, wall hung sink, WC,

Bedroom 2

Two windows, power points





Bathroom

Bath with shower over, wall hung sink, WC, cupboard housing boiler, towel rail/radiator.

Outside

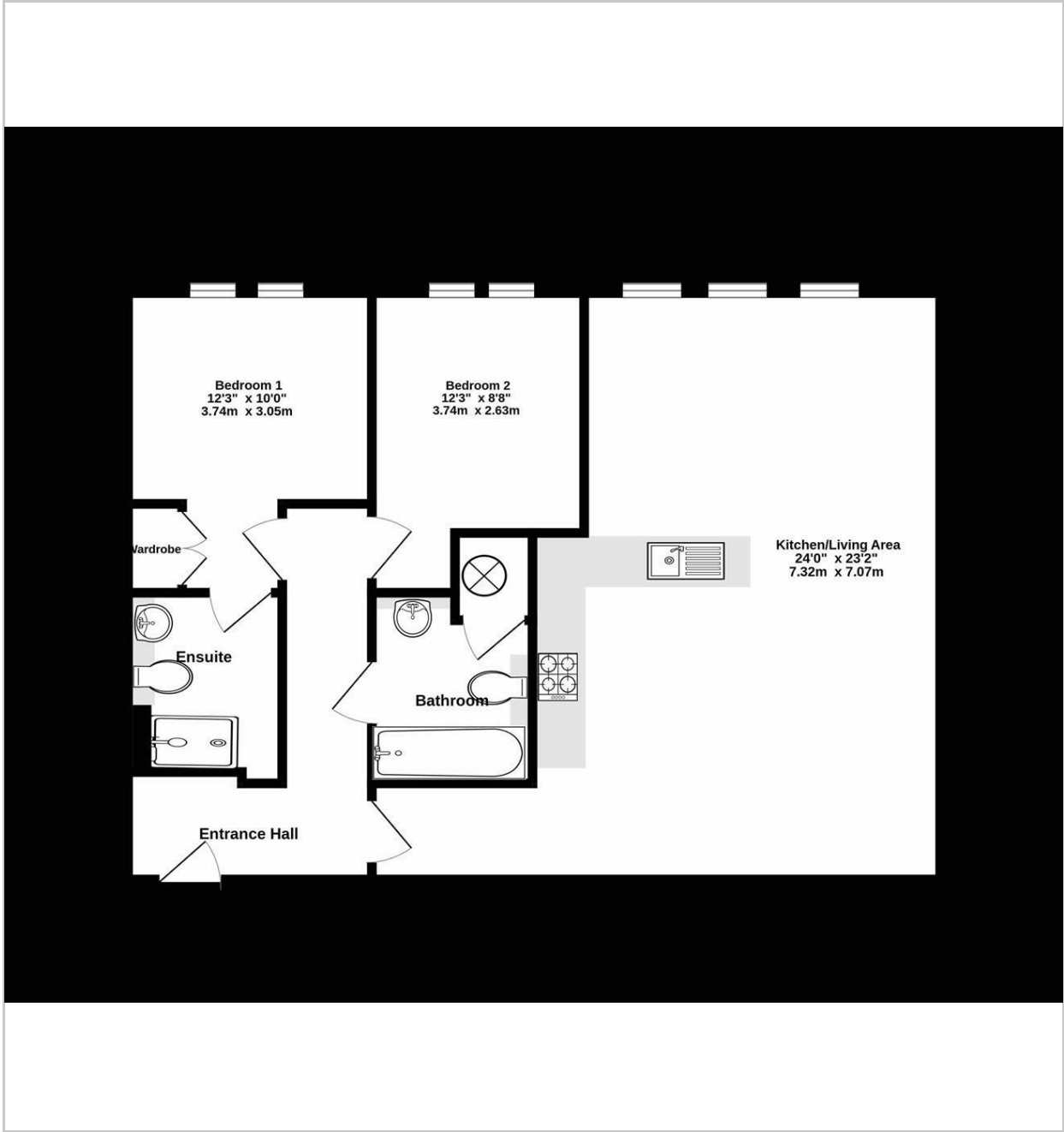
Allocated parking space, bin and bike store.

Agents Note:

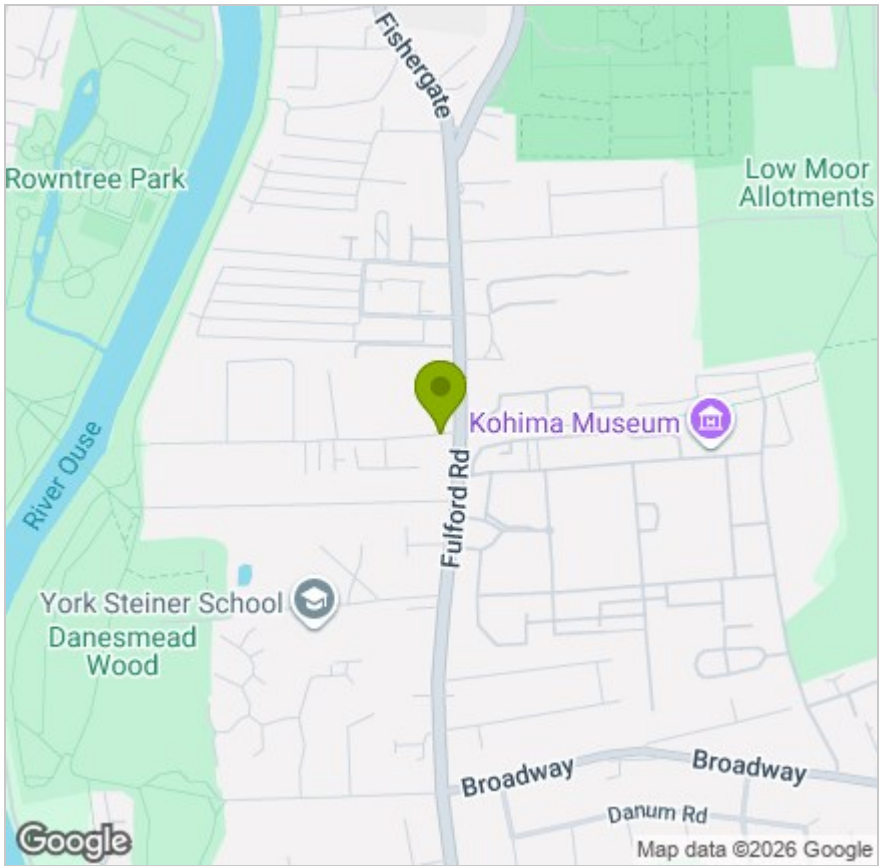
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch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



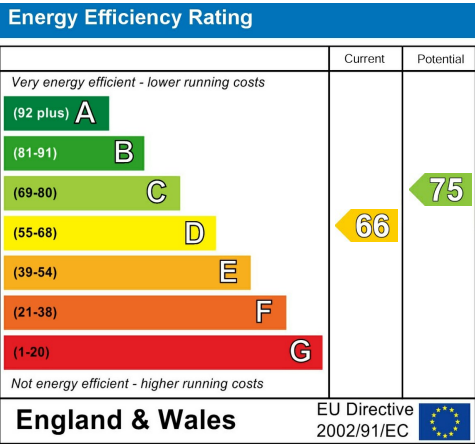
FLOOR PLAN



LOCATION



EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.