

Park Row



Fulford Chase, York, YO10 4QP

Offers Over £270,000



**** PRIVATE COURTYARD ** NO ONWARD CHAIN **** Situated in the historic village of Fulford, on the outskirts of York, this attractive basement apartment briefly comprises: Open Plan Living Kitchen, two bedrooms with one benefiting from an En-suite and a further Family Bathroom. Externally, the property benefits from a private courtyard and parking space. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**









PROPERTY OVERVIEW

Set within this impressive Victorian building, formerly known as The Gimcrack Hotel and Coach House, this beautifully presented basement apartment offers a unique blend of character, history and modern living. The property features a bright and spacious open-plan living and kitchen area, providing an ideal space for entertaining family and guests. There are two generous bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. A further bathroom is also provided, complete with a bath and overhead shower. Externally, the apartment enjoys its own private courtyard, with direct access from both bedrooms. This secluded outdoor space provides an excellent area to relax, unwind or enjoy some fresh air. The property is set within a secure gated development, accessed via electric gates, and also benefits from allocated parking, adding further convenience to this attractive home. Ideally positioned within easy reach of York city centre, this property offers the perfect blend of convenience and tranquillity. Enjoy scenic walks along the River Ouse, while the Fulford Interchange is just minutes away, providing excellent transport links. All of this can be enjoyed from the superb location of this property.

ACCOMMODATION

Hall

17'1" x 9'0" (5.22m x 2.76m)

Living Room

18'4" x 15'1" (5.61m x 4.61m)

Kitchen Area

11'10" x 5'10" (3.61m x 1.79m)

Bedroom One

16'8" x 11'4" (5.10m x 3.46m)

En-Suite

6'3" x 5'6" (1.91m x 1.70m)

Bedroom Two

12'3" x 8'7" (3.74m x 2.62m)

Bathroom

8'8" x 4'11" (2.66m x 1.50m)

EXTERIOR

Front

To the front is access to parking and the grounds.

Rear

To the rear a private courtyard with access from both of the bedrooms.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Leasehold

Local Authority: City of York Council

Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from

online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

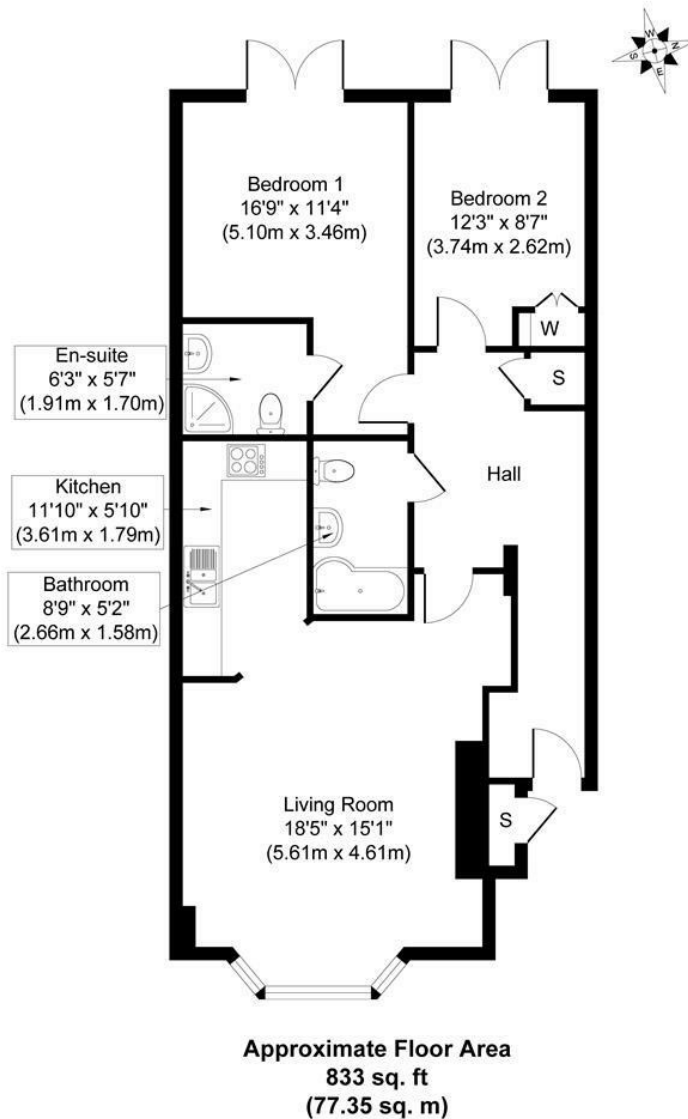
SHERBURN IN ELMET - 01977 681122

PONTEFRAC/CASTLEFORD - 01977 791133

VIEWINGS.

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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