



Cemetery Road, York, YO10 5AJ

- Beautifully Maintained Three Bedroom Terraced Home Off Fishergate
- Highly Sought After Fulford Location
- Ideal First Time Purchase Or Turn Key Rental Investment
- Offered With No Onward Chain
- Close To City Centre
- Council Tax Band B

Offers Over £260,000



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DESCRIPTION

Offered with no onward chain, this well-presented three-bedroom terraced home enjoys a convenient position just off Fishergate, in the popular Fulford area of York.

The property is ideally located within easy walking distance of York city centre, the River Ouse and its riverside walks, York Barbican, local shops and a range of excellent transport links. This makes it an appealing choice for first-time buyers, professionals and rental investors alike.

The accommodation is arranged over three floors and offers a practical and flexible layout. To the ground floor, there is a welcoming lounge, separate dining room and a modern kitchen with a good range of storage and direct access to the rear courtyard.

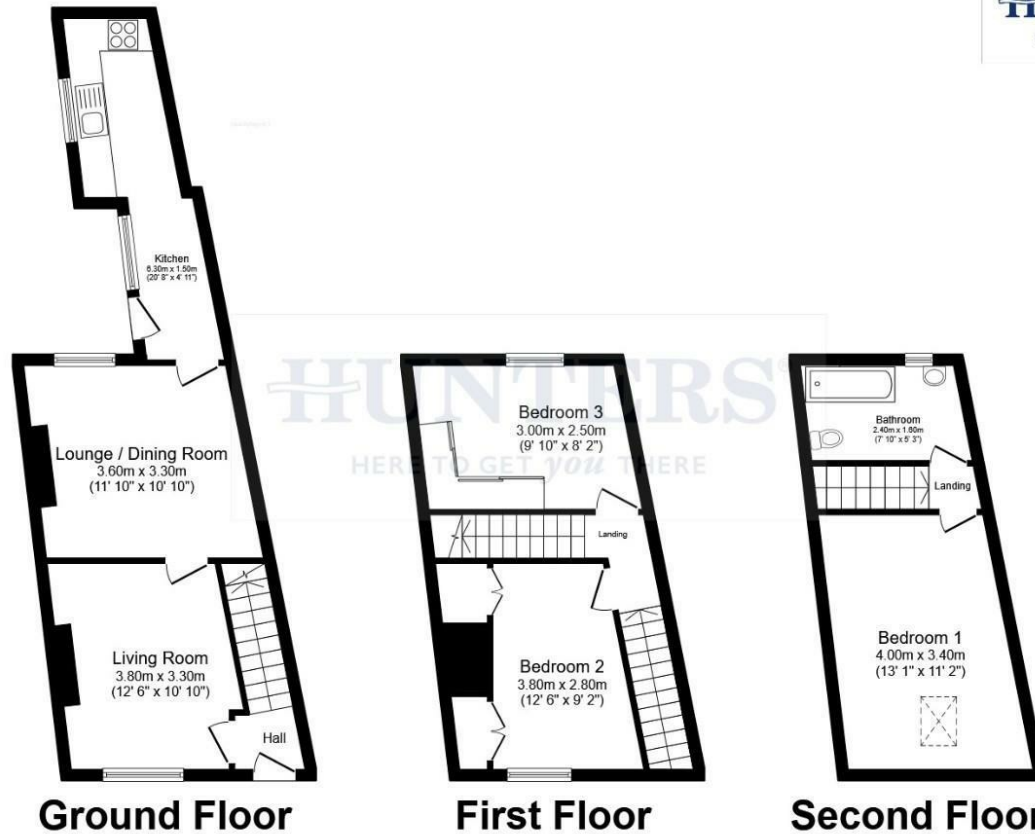
The first floor provides two well-proportioned bedrooms, with the spacious principal bedroom occupying the top floor alongside the house bathroom.

Externally, the property benefits from a private, low-maintenance rear courtyard, providing a useful space for outdoor seating and storage. On-street parking is available in the surrounding area.

With its convenient location, three-storey layout and close proximity to York city centre and Fulford Road amenities, the property would make an excellent first-time purchase or rental investment.







Total floor area 92.7 sq.m. (998 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

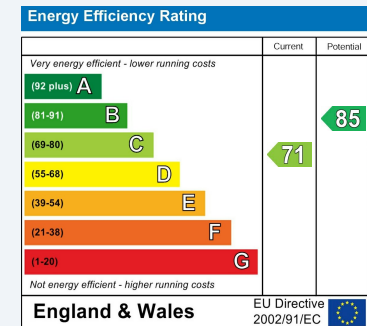
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.