



Broadway  
Fulford, York  
YO10 4JX

£210,000



Set within the ever popular Fulford area of York, this well proportioned first floor apartment offers comfortable and practical accommodation, ideal for a range of purchasers including first time buyers, downsizers and investors. The location is particularly convenient, with a regular bus service along Fulford Road providing easy access to York city centre, and the A64 bypass within close proximity for commuting further afield.

The apartment is approached via a communal entrance hall with staircase rising to the first floor, where a private entrance door opens into a welcoming hallway. Here there are useful built in storage cupboards and an airing cupboard. There is access to the loft, providing excellent further storage.

The lounge is a generous and light filled space with a window to the front elevation, coving to the ceiling and ample room for both seating and dining furniture. Adjacent is the kitchen, which is fitted with a range of wall and base units, preparation surfaces and tiled splashbacks.

To the rear of the apartment are two bedrooms, both enjoying a rear aspect. The principal bedroom is a comfortable double, while the second bedroom is ideal as a guest room, home office or nursery. The bathroom is fitted with a bath with electric shower over, wash hand basin and a WC.

Externally, the property benefits from well maintained communal gardens laid mainly to lawn, along with a driveway leading to a block of garages. The apartment owns a single garage and also benefits from a parking space, a valuable addition in this popular residential area.

Leasehold  
Length of lease- 151 years remaining  
Ground rent - £0  
Service Charge- £840 per annum

Council Tax Band- B



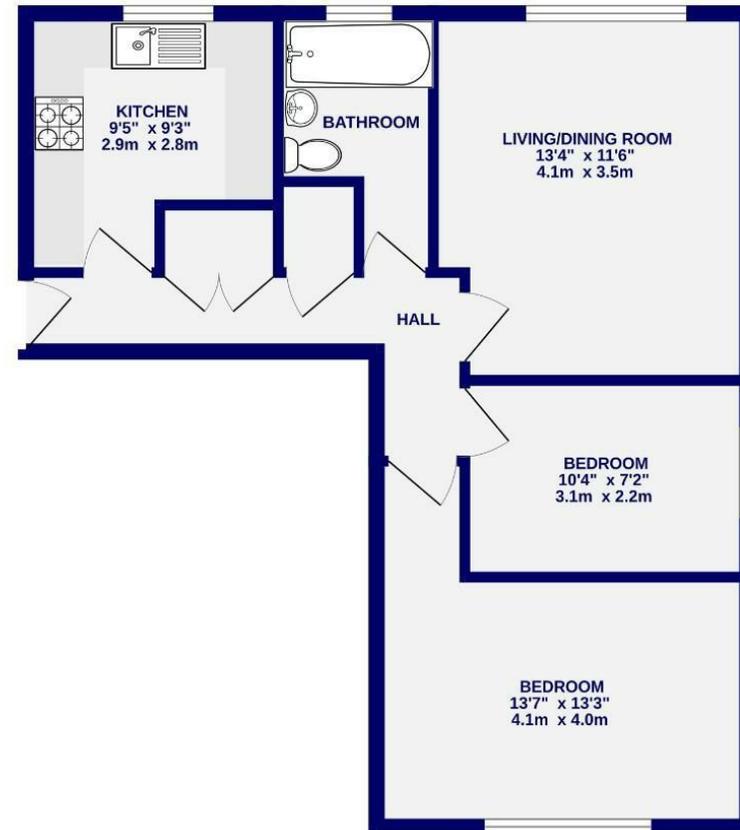


# Broadway Fulford, York YO10 4JX

Leasehold  
Council Tax Band - B

- Apartment
- First Floor
- Two Double Bedrooms
- Off Street Parking
- Sought After Location
- Well Presented
- Combi Boiler
- EPC TBC

FIRST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.  
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