



Ashtons

Frances Street, Fishergate, York, YO10 4DW

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£290,000



Ashtons Estate Agents are delighted to present this wonderful two-bedroom terraced home, tucked away on Frances Street. Located in the sought-after residential area of Fishergate, the property is within walking distance of York city centre, the railway station and the University of York.

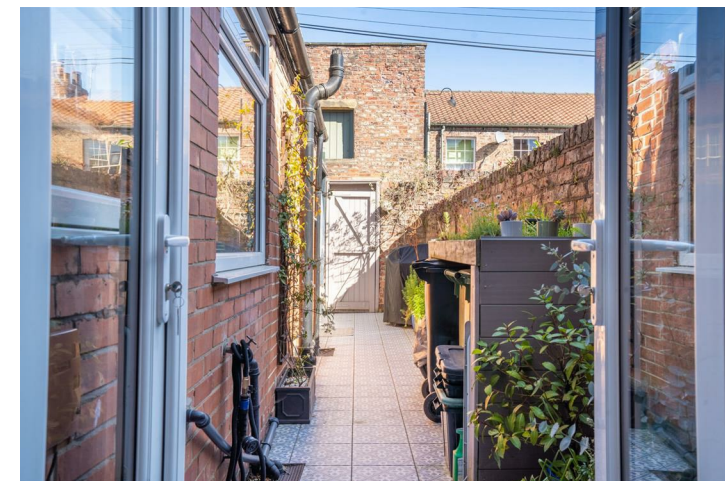
Enjoying scenic riverside walks along the River Ouse, this charming home is also well served by the varied amenities of Fulford Main Street, including a Sainsbury's Local and a selection of independent eateries. This beautifully presented turn-key home is ready to move into, making it an ideal opportunity for both first-time buyers and investors alike.

Stepping into the living room, it is immediately clear the property has been well maintained and immaculately presented, retaining much of its original character and charm. A focal fireplace enhances the cosy feel of the space. To the rear is a modern fitted kitchen, featuring an array of wall and base units, complementary wooden worktops and ample space for a breakfast table. Double patio doors open out to the courtyard garden, creating a lovely flow of light and space. Useful built-in shelving is positioned under the stairs, and a discreet galley-style utility area provides space for appliances such as a coffee station. This leads through to the ground floor bathroom, finished in neutral tones and fitted with both a separate shower and bath.

To the first floor are two well-proportioned bedrooms, with the principal bedroom positioned to the front and enhanced by beautifully decorated panelling, adding further character and charm.

Externally, the property benefits from a private courtyard garden, thoughtfully designed with a stylish seating area, ideal for morning coffee or al fresco dining. On-street parking is available nearby.

Viewing is highly recommended to fully appreciate the finish, space and superb location this lovely home has to offer.



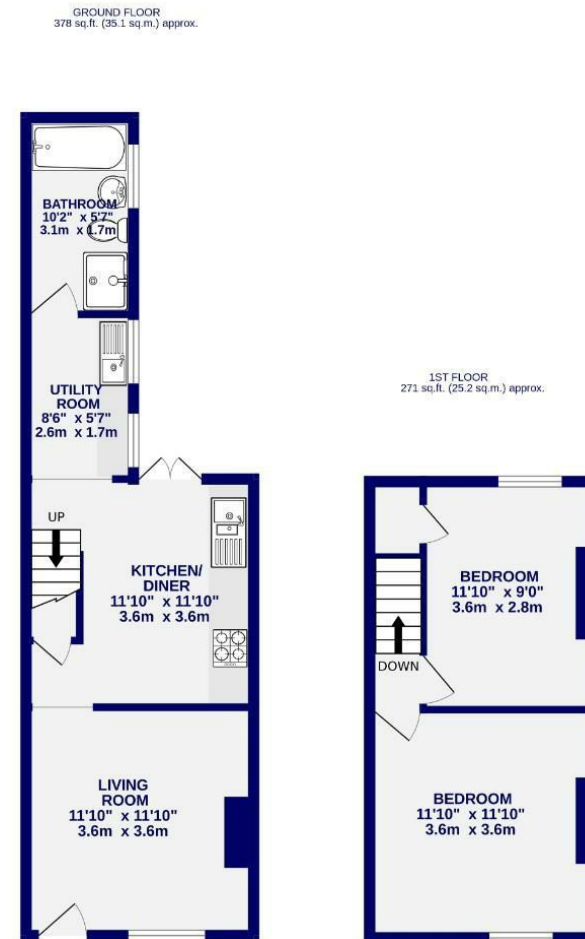


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Freehold
Council Tax Band - B

- Two Bedroom Victorian Terrace Home
- Turn Key Ready Finish Throughout
- Sought After Fishergate Location
- Walking Distance To City And Station
- Close To University Of York
- Character Living Room With Fireplace
- Modern Kitchen With Dining Space
- Ground Floor Bathroom With Bath And Shower
- Private Courtyard Garden With Seating Area
- EPC D

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TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The 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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