

- Freehold
Council Tax Band - B

323 sq.ft. (30.0 sq.m.) approx.

1ST FLOOR

3.9m x 3.9m
12.11" x 12.9"

CUPBOARD

DOWN

2.9m x 2.9m
9.7' x 9.6"

BATHROOM

4.9m x 2.4m
15.1" x 7.10"

KITCHEN/DINER

3.9m x 3.9m
12.11" x 12.9"

LIVING ROOM



Hospital Fields Road
Fulford, York
YO10 4EF

£260,000

 2  1

A well-presented two bedroom end terrace home located in the ever-popular Fulford area to the south of York. The property enjoys a superb position, ideal for riverside walks into York city centre, or a stroll across the Millennium Bridge to Rowntree Park and along Bishopthorpe Road with its range of shops and cafés. It also falls within the catchment area for outstanding local schools and benefits from convenient amenities and excellent transport links. The house has been carefully maintained by the current owners and is offered with no onward chain.

The accommodation is bright and inviting, with newly installed gas central heating, recent redecoration, and new carpets throughout. On the ground floor, a welcoming hallway leads to a good-sized lounge and a rear breakfast kitchen, fitted with a range of white units, wood-effect worktops, and upgraded white goods. To the first floor, there are two double bedrooms, both with fitted wardrobes, and a three-piece family bathroom.

Externally, the property offers a front garden and a rear garden, which also provides off-street parking.

This home combines a fantastic location with well-maintained accommodation, making it an ideal choice for first-time buyers, downsizers, or those looking to move into the Fulford area.

Council tax band C

