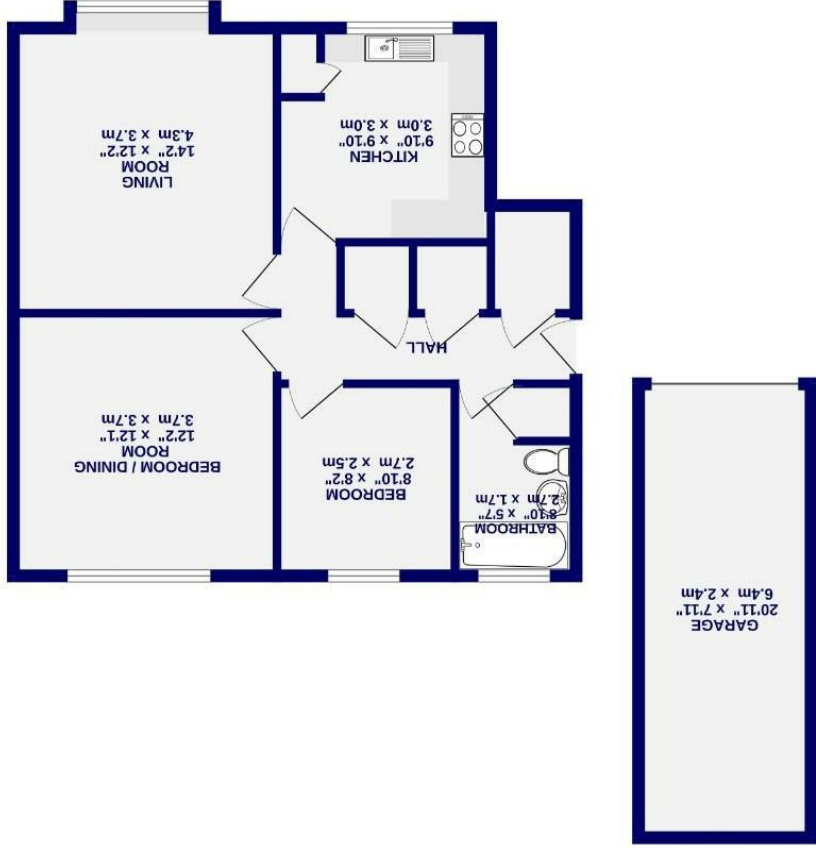


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

TOTAL FLOOR AREA: 795 sq. ft. (73.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and any other items are approximate. It is advised that the purchaser should verify the measurements of rooms and any other items by measurement. It is not intended to be used as a guide for the purchaser. The plan is for information only and should not be used as a basis for any purchase. The vendor, Ashtons, makes no representation or warranty in relation to the accuracy of the floor plan or any other information contained herein and no guarantee is made as to its accuracy.



GROUND FLOOR
 795 sq. ft. (73.9 sq.m.) approx.

- EPC TBC
- Driveway & Garage
- Tucked Away In Quiet Cul-de-Sac
- Fitted Kitchen
- Ideal For First-Time Buyers Or Downsize
- Bay-Fronted Living Room
- No Onward Chain, ,
- Two Bedrooms
- Ground Floor Apartment

Leasehold
 Council Tax Band - B

Pasture Farm Close Fulford, York YO10 4PZ



Pasture Farm Close
Fulford, York
YO10 4PZ

£220,000



Tucked away in a quiet cul-de-sac in the ever-popular area of Fulford, this two bedroom ground floor apartment is offered with no onward chain and would make an ideal first-time purchase or a lovely option for those looking to downsize. Fulford is one of York's most sought-after residential areas, known for its strong sense of community, attractive streets and convenient amenities. The village has an excellent selection of local shops, cafes, restaurants and pubs, along with well-regarded schools and easy access to the University of York. Excellent transport links include the outer ring road, making commuting to the city centre or further afield simple, while the nearby cycle paths and riverside walks add a touch of lifestyle appeal.

The accommodation includes an entrance porch leading into a hallway with useful storage cupboards. To the front is a bright bay-fronted living room, while the kitchen is fitted with a range of units and ample worktop space.

There are two bedrooms, with the main bedroom currently used by the owner as a dining room, offering flexibility depending on your needs. A modern bathroom completes the internal layout.

Externally, the property enjoys a side seating area, single garage with side access and off-street parking for one car.

A well-located and versatile home in a highly convenient and desirable Fulford setting.

Leasehold
Length of lease- 72 years remaining
No Ground Rent or Service Charge to pay

Council Tax Band- B

