

**Fordlands Crescent**
**York, YO19 4QH**

£140,000

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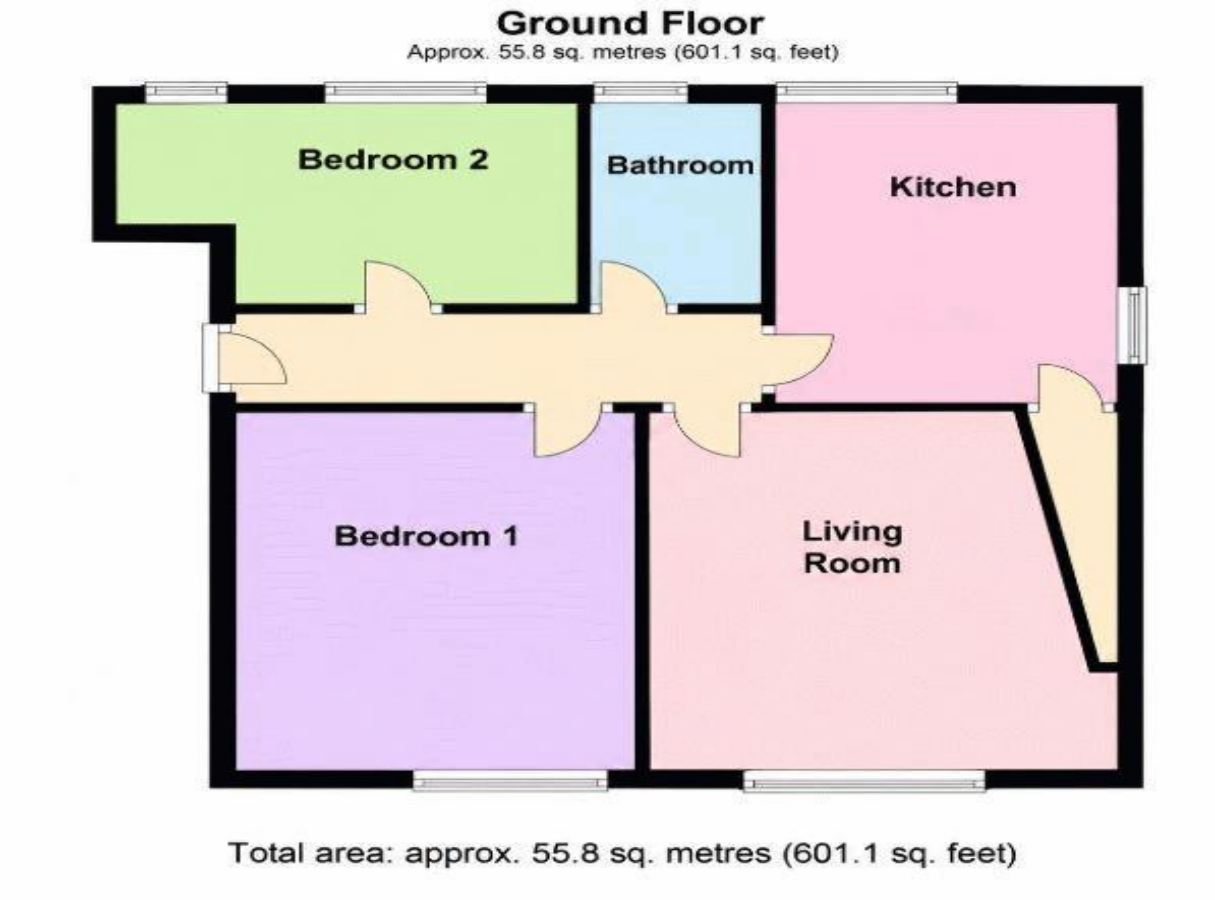
## MAIN FEATURES:

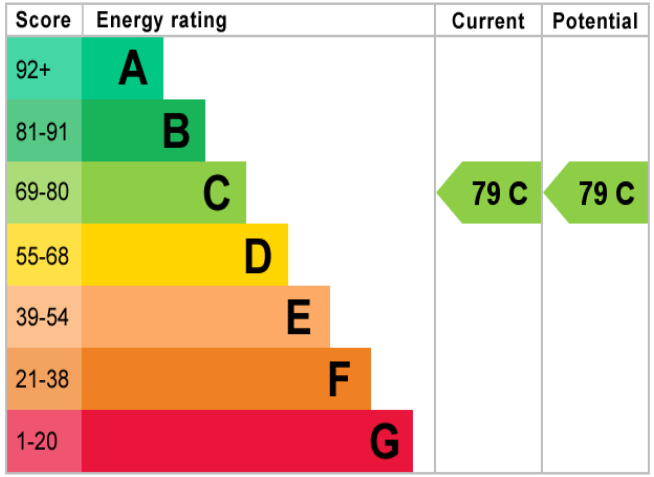
- **Well Presented First Floor Flat**
- **Good Size Kitchen/Diner**
- **Lounge**
- **Two Bedrooms & Bathroom/WC**
- **Well Maintained Communal Areas**

Well-Presented Two Bedroom First Floor Flat in a Popular Residential Location  Situated in the sought-after area of Fulford, this well-presented two bedroom first floor flat offers comfortable and practical accommodation, ideal for first-time buyers, professionals or investors alike.  The accommodation briefly comprises a good-sized kitchen/diner, providing ample space for cooking and dining, alongside a separate lounge.  There are two bedrooms and a bathroom/WC, completing the accommodation. Externally, the property benefits from on-street parking.

Fulford is a highly desirable residential area, offering an excellent balance of suburban living and convenient access to York city centre.  Residents can enjoy a range of local amenities, including shops, supermarkets, cafés, traditional pubs and everyday services.  The area is particularly popular thanks to its proximity to local schools, including Fulford School and St Oswald's Primary School, as well as the University of York.  Excellent transport links provide convenient access to York city centre, railway station and surrounding areas, making this an attractive location for commuters.  Nearby riverside walks and green spaces also offer opportunities to enjoy the outdoors.

An excellent opportunity to acquire a well-located flat in a popular area of York.




This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
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We're Open:
8am – 8pm 7 days a week

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