

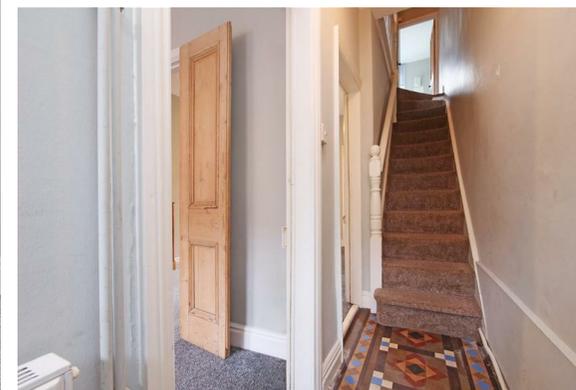


27 Hartoft Street
York, YO10 4BN
Guide Price £280,000

Situated in the ever-popular Fulford area, this attractive two-bedroom mid-terrace home offers well-proportioned accommodation and a convenient location ideal for a range of buyers.

The property opens into an entrance hallway leading through to two reception rooms, providing flexible living and dining space with a pleasant flow through the ground floor. To the rear is a fitted kitchen with direct access to the south-facing courtyard, creating an ideal space for outdoor seating and low-maintenance entertaining. The courtyard also benefits from two useful external storage areas. To the first floor are two generously sized double bedrooms, along with a WC and a bathroom positioned to the rear of the property.

Located just off Fulford Road, the home enjoys excellent access to York city centre, a wide range of local amenities, and superb transport links in and out of the city. This is a fantastic opportunity to acquire a well-located home in one of York's most sought-after residential areas.



Entrance Hall

Reception

11' x 11' (3.35m x 3.35m)

Reception

11' x 9'11" (3.35m x 3.02m)

Kitchen

12'4" x 6' (3.76m x 1.83m)

First Floor Landing

Bedroom

13'1" x 11'1" (3.99m x 3.38m)

Bedroom

11'1" x 7'1" (3.38m x 2.16m)

Bathroom

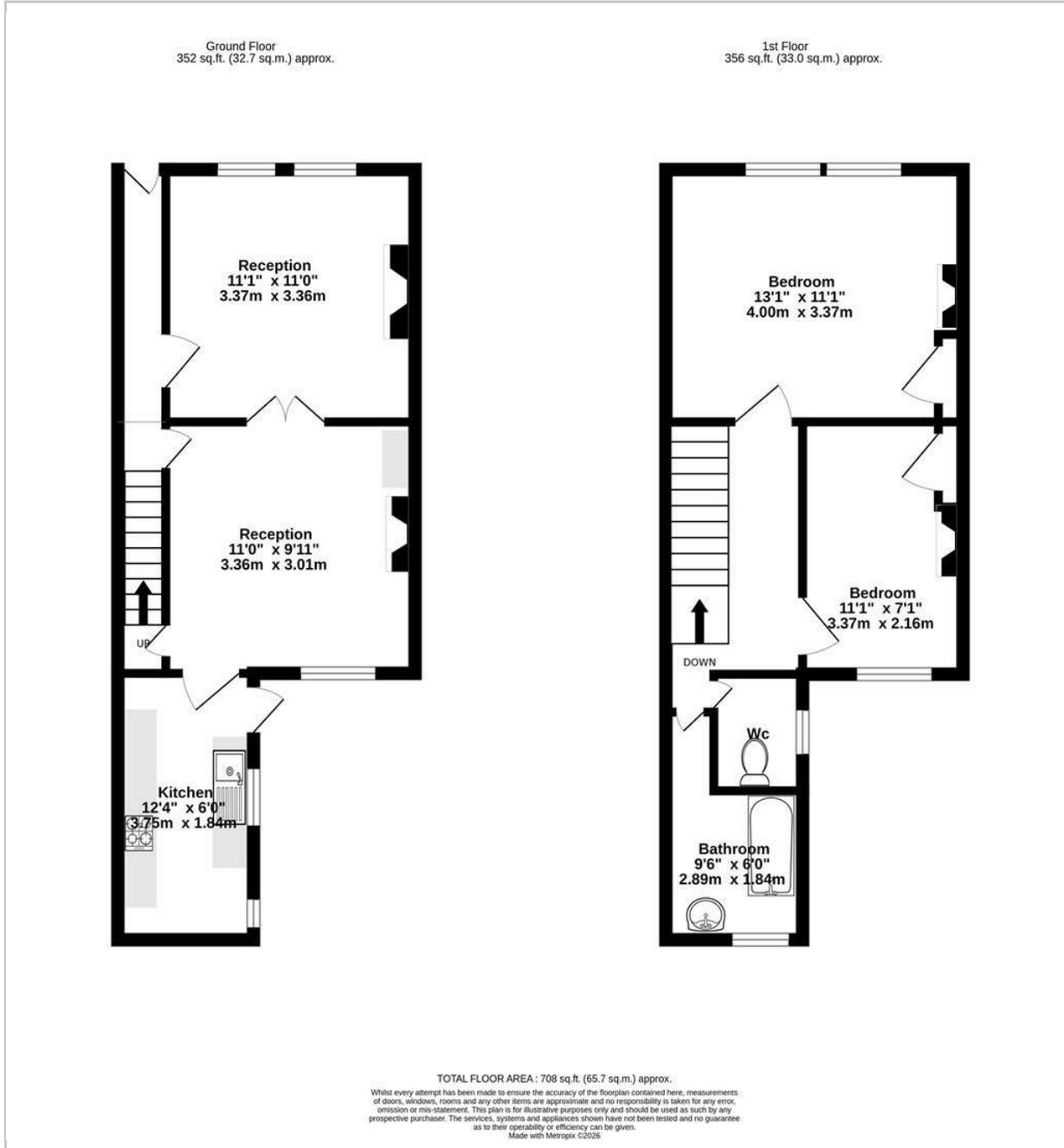
9'6" x 6' (2.90m x 1.83m)

Separate W.C.

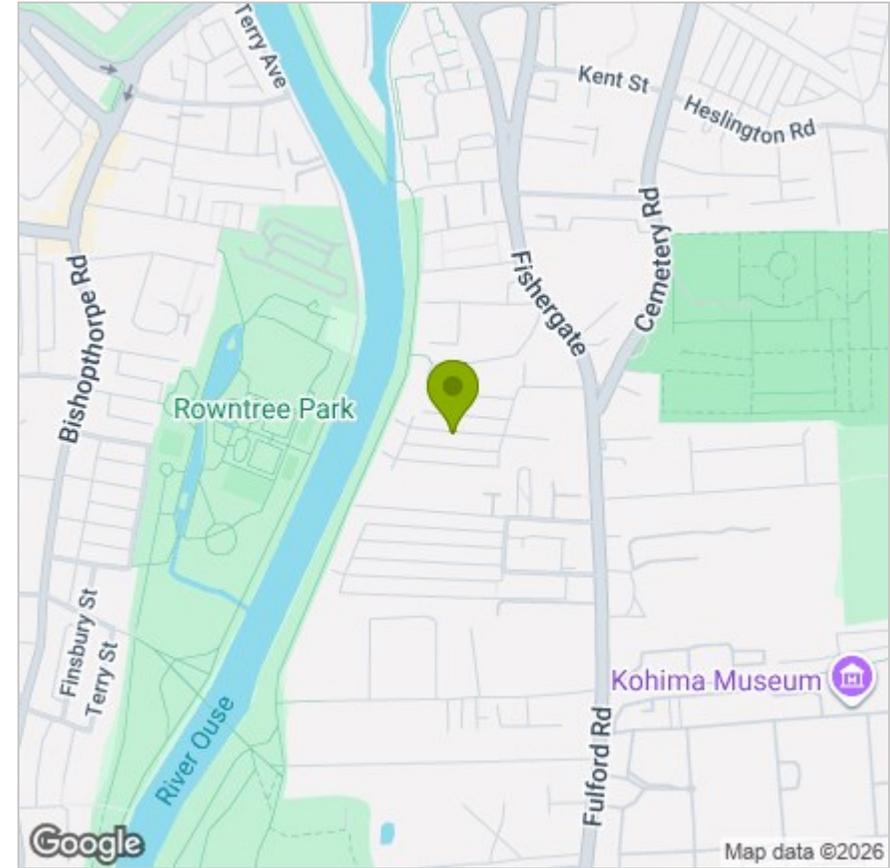




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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