



## Foss Islands Road, York

- One-Bedroom Apartment
- Secure Entry
- Sold With No Onward Chain
- Open-Plan Living
- Ideal For First-Time Buyers Or Investors
- Council Tax Band B

**£165,000**

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HERE TO GET *you* THERE

# Foss Islands Road, York

## DESCRIPTION

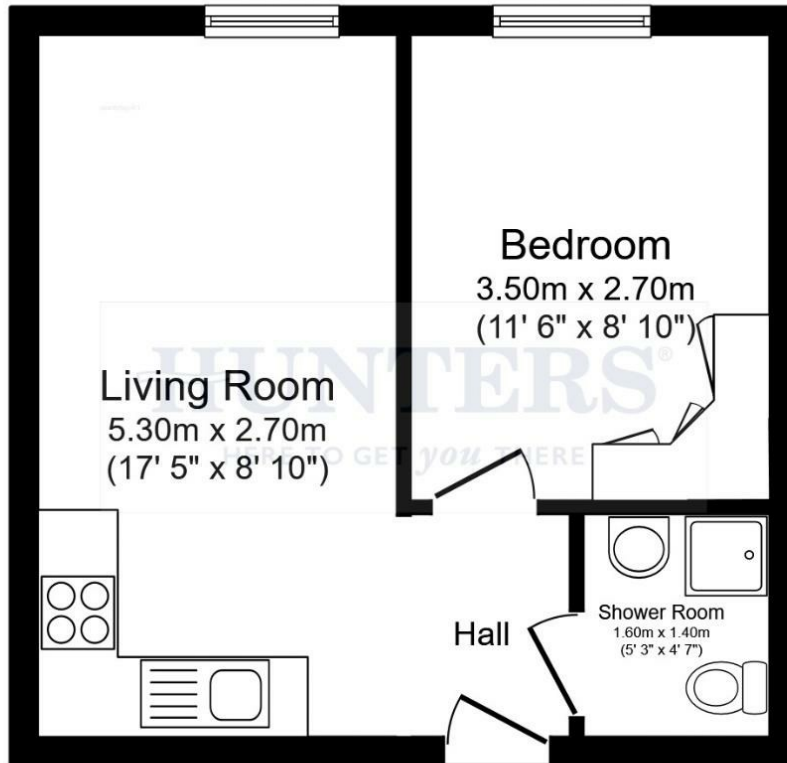
This well-presented one-bedroom apartment offers modern, low-maintenance living in the popular Foss Court development, positioned within easy reach of York city centre, Foss Islands retail amenities, and excellent transport links. The property is offered with no onward chain, making it an ideal option for first-time buyers, downsizers or investors.

The accommodation includes a bright open-plan living space with a fitted kitchen, featuring contemporary units, integrated appliances and space for dining. The double bedroom is well proportioned and benefits from fitted wardrobes, while the modern shower room includes a corner enclosure, tiled surrounds and chrome fittings. Neutral décor throughout creates a clean, move-in-ready feel.

Practical features include electric heating, double glazing and secure entry, along with well-maintained communal areas.

Foss Court enjoys a highly convenient location close to supermarkets, cafés and everyday amenities, with strong access to bus routes and walking/cycling links into York city centre and towards York Station. The area remains popular due to its accessibility, proximity to major routes including the A64 and A1079, and its appeal to both owner-occupiers and rental investors.





**Floor Plan**

Total floor area 29.0 sq.m. (312 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

**Viewing**

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

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**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		60	60
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

