



40 Broadway
York, YO10 4JX

Offers Over £200,000



TWO BEDROOMS - OFF STREET PARKING & GARAGE - POPULAR FULFORD AREA - Churchills Estate
 Agents are delighted to offer for sale this impressive two bedroom, first floor apartment, close to Fulford Road, York University and the outer ring road. Maintained to a very good standard throughout this impressive home is sure to appeal to a range of buyers, benefiting from UPVC double glazing and gas central heating. Accessed via a secure communal hallway the internal living accommodation comprises; Entrance Hallway with fitted storage, shaker kitchen, lounge/dining room, two bedrooms and three piece bathroom suite. To the outside are communal areas, off-street parking, and single garage with up and over door. An internal viewing is strongly recommended!

Communal Hallway

Entrance Hall

Storage cupboards, power points, loft access,

Kitchen

Modern shaker wall and base units, oak countertops, sink and draining board with mixer tap, built in gas hob & electric oven, integrated slimline dishwasher, UPVC double glazed window to front power points, wall mounted gas combination boiler, laminate flooring.

Lounge/Dining Room

UPVC double glazed window to front, double panelled radiator, power points, TV point, carpet.

Bedroom 1

UPVC double glazed window to rear, double panelled radiator, power points, carpet.

Bedroom 2

UPVC double glazed window to side, radiator, power points, carpet.





Bathroom

Opaque UPVC double glazed window to front, panelled bath with electric shower over, low-level WC, pedestal wash hand basin, towel radiator, tiled walls & flooring.

Outside

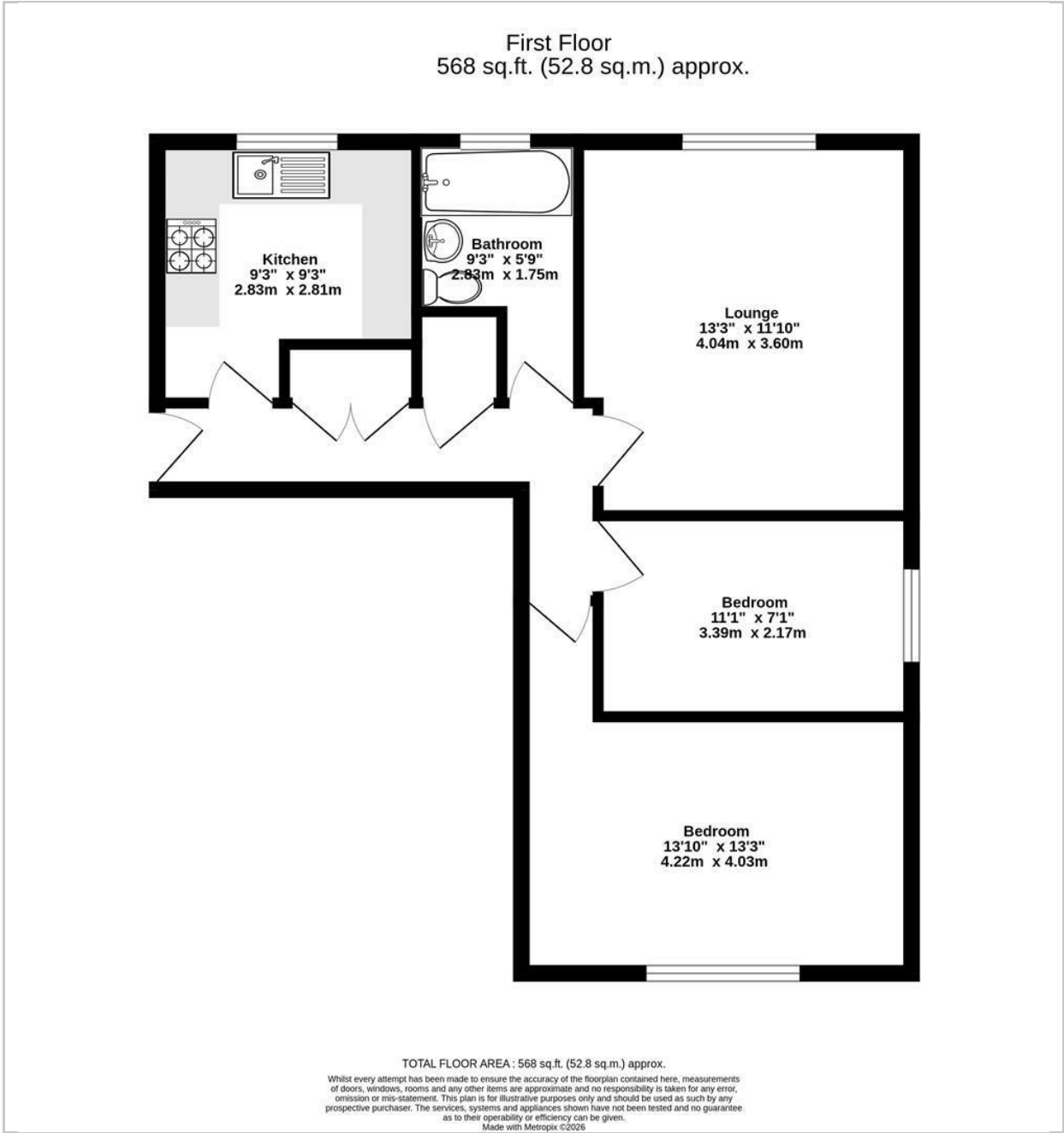
Off street parking, garage & communal areas.

Agents Note:

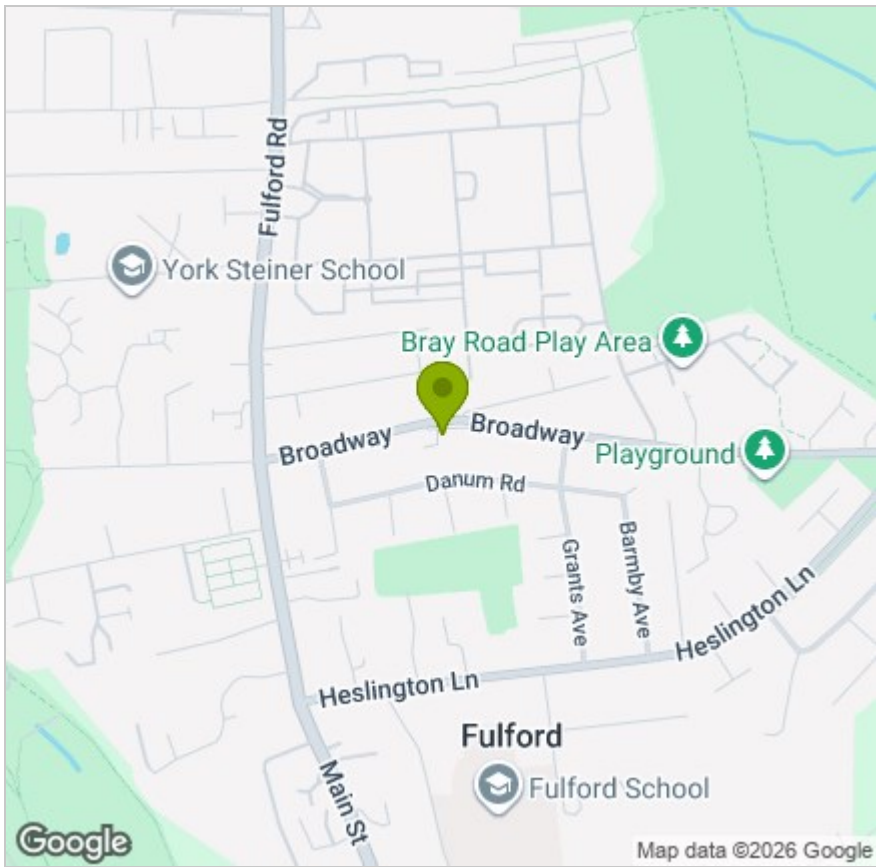
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



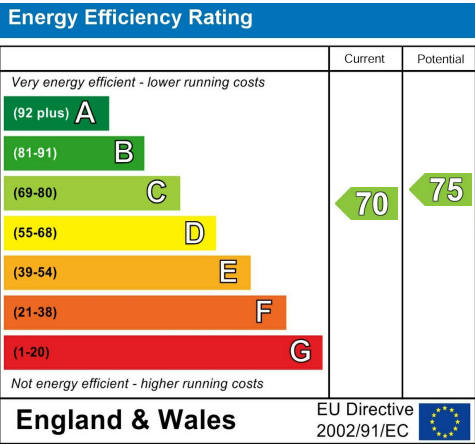
FLOOR PLAN



LOCATION



EPC



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