



Fulford Road
Fulford, York
YO10 4HH

£240,000



Situated in the popular Fulford area of York, this light and beautifully presented two-bedroom first-floor apartment offers well-appointed accommodation, generous living space and an attractive outlook across green spaces. The property is approached via its own private entrance, with a private entrance hall and stairs leading to the first floor.

The generous living space is bright and welcoming, featuring internal French doors which allow natural light to flow through whilst providing a stylish separation between the living and adjoining areas. The room offers excellent proportions and a pleasant, versatile space for both relaxing and entertaining.

The well-appointed kitchen features soft cream doors, attractive wooden worktops and a tiled floor, complementing the neutral décor found throughout the property. Both bedrooms are well proportioned and benefit from immaculate carpeting, while UPVC windows further enhance the bright and comfortable feel.

A further feature is the balcony, enjoying a pleasant outlook across surrounding green spaces and providing a lovely place to sit and enjoy the outdoor aspect. The property also benefits from a small brick-built shed, offering useful additional storage space.

An immaculately presented and generously proportioned two-bedroom apartment in this popular Fulford location. An internal viewing is highly recommended to fully appreciate the quality, presentation and generous accommodation on offer.

Leasehold
Length of lease- 971 years remaining
Ground rent - £0
Ground rent review period- n/a
Service Charge- £960 per annum

Council Tax Band -C





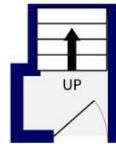
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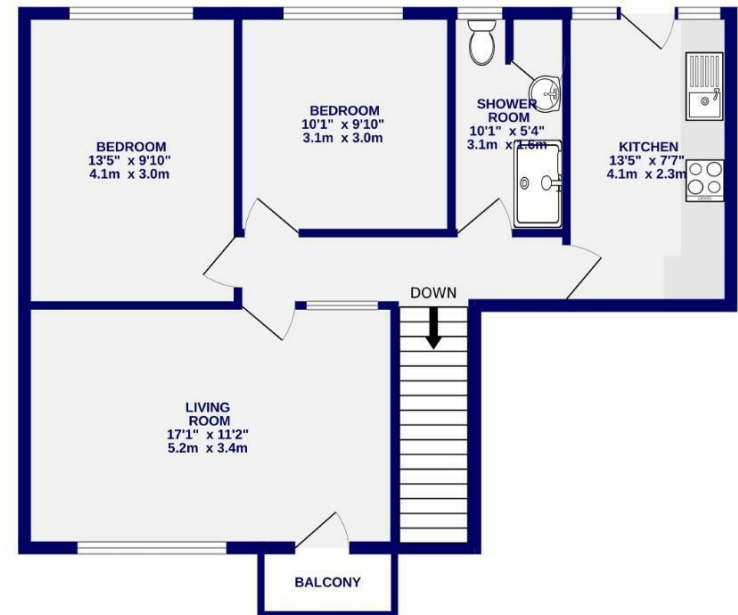
- Two Bedroom Apartment
- Light And Spacious First Floor Accommodation
- Two Well-Proportioned Bedrooms
- Generous Living Room With Internal French Doors
- Private Entrance And Balcony
- Highly Sought-After Fulford Location
- Off Street Parking
- EPC C

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GROUND FLOOR
24 sq.ft. (2.2 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garages/besides will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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