

Ashtons

Hospital Fields Road, Fulford, York, YO10 4FF

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Fulford, York
YO10 4FF

Offers Over £220,000

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Ashtons Estate Agents are delighted to present this immaculately presented two double bedroom third floor apartment with lift access, set back from Fulford Road and within walking distance of York City Centre and a wide range of local amenities. An excellent first-time buy.

Upon entering, you are welcomed by a spacious and inviting hallway, setting the tone for the rest of the apartment. From here, the accommodation opens into a substantial and bright living diner, offering a fantastic open plan space with plenty of natural light, ideal for both relaxing and entertaining. The kitchen is well-appointed and finished in a modern shaker style, featuring a range of wall and base units, integrated appliances and a breakfast bar, creating a practical and sociable space for everyday living.

The property offers two generous double bedrooms, with the principal bedroom benefiting from its own en-suite. The bathroom and en-suite are particularly striking, finished with metro jade green ceramic tiles and complemented by contemporary fittings.

Externally, the property benefits from an allocated parking space and a secure, lockable bike store.

A fantastic opportunity to acquire a stylish and well-located apartment, a viewing is highly recommended.

Leasehold
Length of lease- 977 years remaining
Ground rent - £150 per annum
Ground rent review period- every 25 years
Service Charge- £2,322.54 per annum

Council Tax Band- D


















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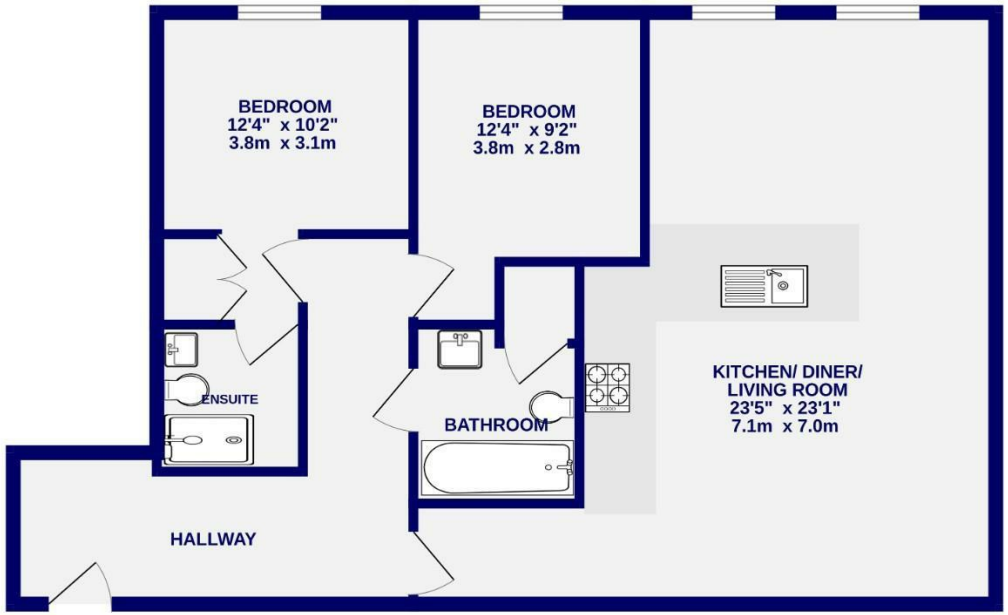


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Leasehold
Council Tax Band - D

- Immaculately Presented Third Floor Apartment
- Two Generous Double Bedrooms
- Modern Shaker Style Kitchen With Breakfast Bar
- Substantial Bright Open Plan Living Diner
- Spacious Welcoming Hallway
- Integrated Kitchen Appliances
- Principal Bedroom With En Suite
- Striking Metro Tiled Bathroom & En Suite
- Allocated Parking Space & Secure Lockable Bike Store
- EPC C

THIRD FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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 garage/stores 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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Ashtons

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