



## Fountayne Street, , York, YO31 8HL

- Garden
- Beautifully Presented
- First Floor Bathroom
- Close To City Centre
- Extended Kitchen

**£400,000**





# Fountayne Street, , York, YO31 8HL

## DESCRIPTION

A beautifully presented two bedroom terrace house, filled with character with the luxury of a garden and convenient access to the city centre.

Upon entering the property there is an entrance hall with attractive flooring and stairs to the first floor.

From the hallway there is access to the stunning open plan living space which runs front to back of the property. Divided into three areas the living room is to the front with large bay window and attractive feature fireplace. Next is the dining area with understairs storage cupboard and to the rear is the extended, modern kitchen. There are a range of base and wall units as well as a breakfast bar, space for a large range style oven and free standing fridge freezer. Double doors from the kitchen lead to the rear garden and skylights fill the room with natural light.

Beyond the kitchen there is a utility room with plumbing for appliances and a W.C.

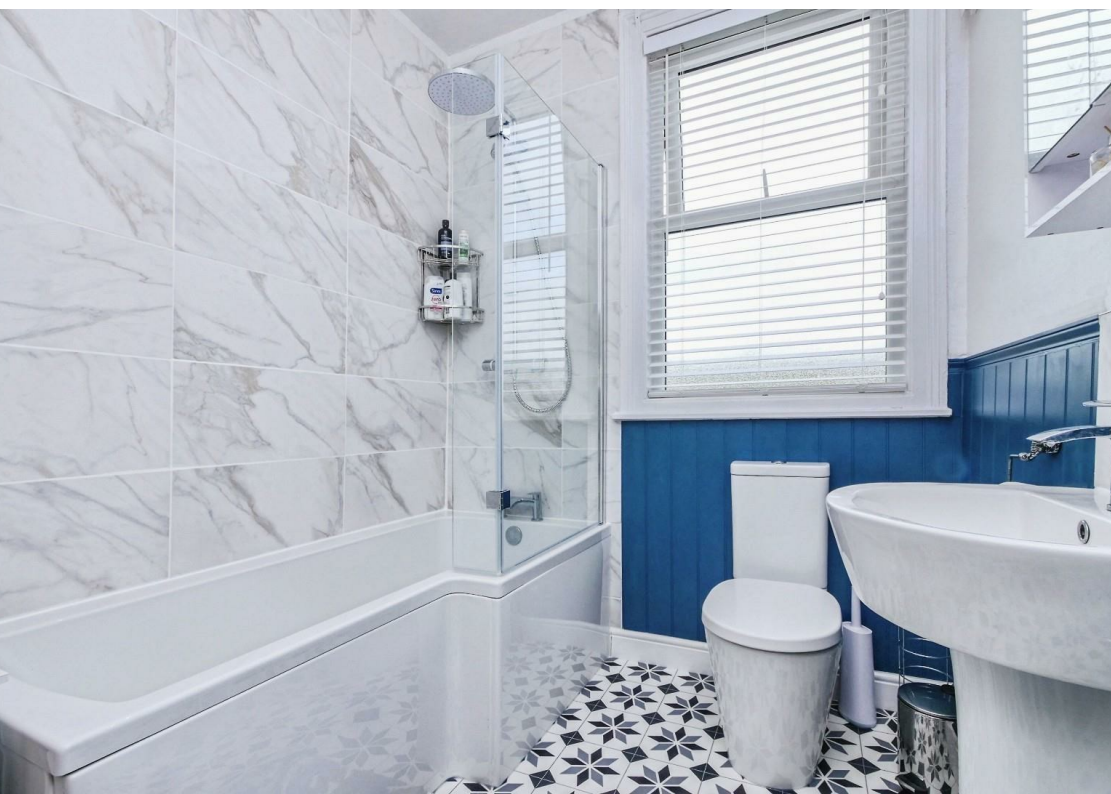
To the first floor there are two double bedrooms and the modern bathroom with sink, W.C and "P shaped" bath with shower over.

Externally the property has an enclosed rear garden, laid to lawn with patio seating areas and raised beds. There is a storage shed and gated access to the alleyway to the rear.

Fountayne Street is a sought after no through road approximately half a mile from York's historic city centre and also providing excellent access to York Hospital.











Total floor area: 88.2 sq.m. (949 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

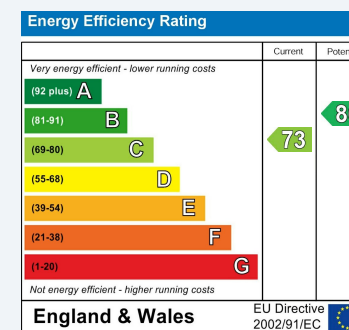
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.

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