



## Cemetery Road, York, YO10 5AJ

- Beautifully Maintained Three Bedroom Terraced Home Off Fishergate
- Highly Sought After Fulford Location
- Ideal First Time Purchase Or Turn Key Rental Investment
- Offered With No Onward Chain
- Close To City Centre
- Council Tax Band B

**£290,000**



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## DESCRIPTION

Offered with no onward chain, this beautifully maintained three-bedroom terraced home is superbly positioned just off Fishergate in the highly sought-after Fulford area of York. The location places you within easy walking distance of York city centre, riverside paths, York Barbican, local shops and excellent transport links, making it an attractive option for both first-time buyers and rental investors.

Internally, the property is exceptionally clean, tidy and well presented throughout, offering bright and comfortable accommodation arranged over three floors. The ground floor features a welcoming lounge, a separate dining room and a modern kitchen fitted with contemporary units and good storage, with direct access to the private rear courtyard.

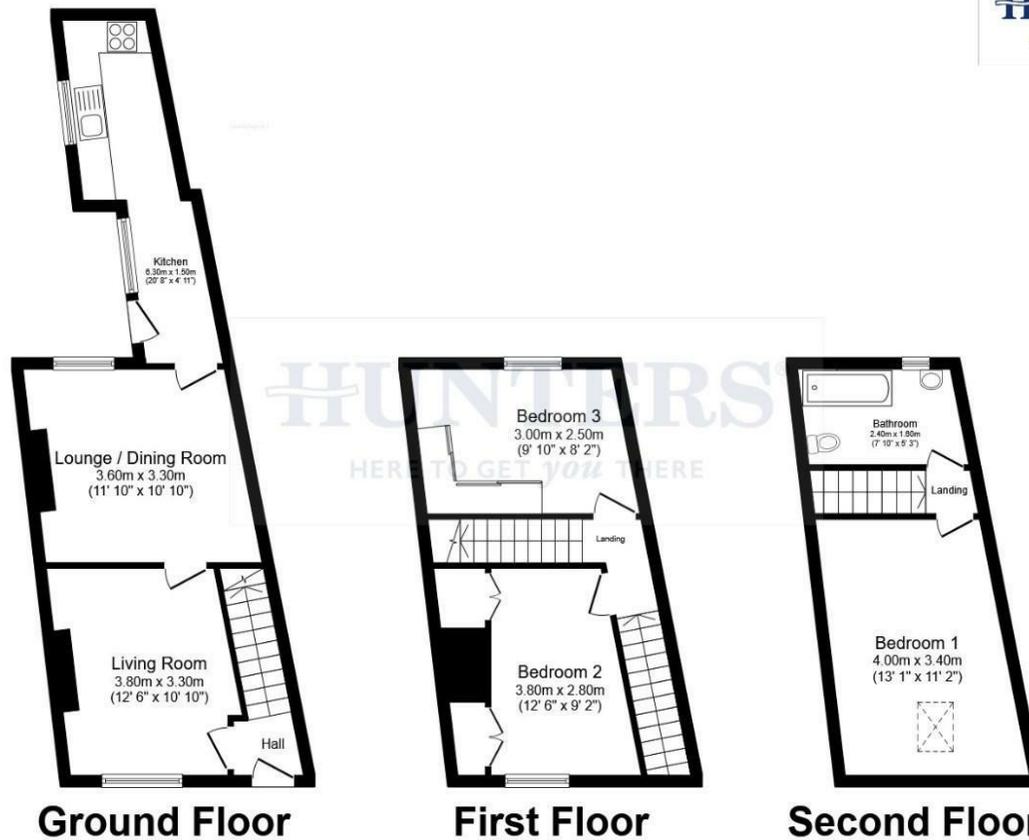
The first floor provides two well-proportioned bedrooms, while the spacious principal bedroom occupies the top floor alongside the house bathroom.

Externally, the property benefits from a low-maintenance rear courtyard, ideal for outdoor seating and storage. On-street parking is available in the surrounding area.

With its immaculate condition, flexible layout and prime position close to Fulford Road amenities, the city centre and key commuter routes, this property represents an excellent first-time purchase or turn-key rental investment in a consistently popular area of York. Early viewing is strongly recommended.







Total floor area 92.7 sq.m. (998 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

### Viewings

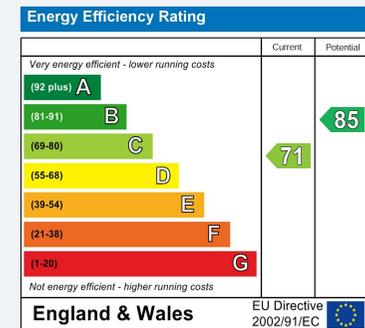
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.