



## Cemetery Road, York, YO10 5AJ

- Short Walk To York City Centre
- No Onward Chain
- Flexible As Family Home Or Investment
- Highly Sought-After Fulford Location
- Recently Refurbished Bathroom
- Council Tax Band C

**Offers Over £300,000**



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## DESCRIPTION

This fore-courted two-bedroom terrace sits in the ever-popular Fulford area and offers well-balanced accommodation across three floors, sold with no onward chain. Currently utilised as a rental property, it offers excellent flexibility as either a comfortable family home or a strong investment opportunity.

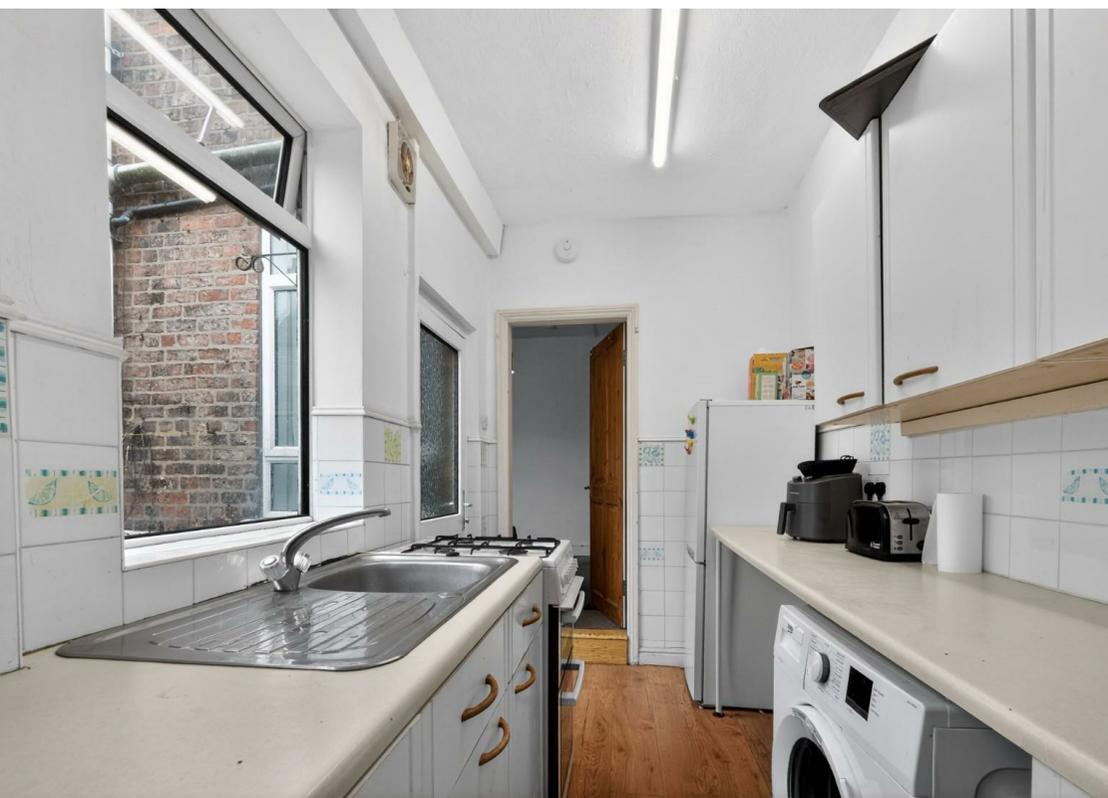
The property opens with an entrance porch leading into the inner hallway. To the front is a bright reception room with a bay window, while a second reception room sits to the rear and flows through to the kitchen, which includes a range of units, space for freestanding appliances, and a recently fitted gas combination boiler.

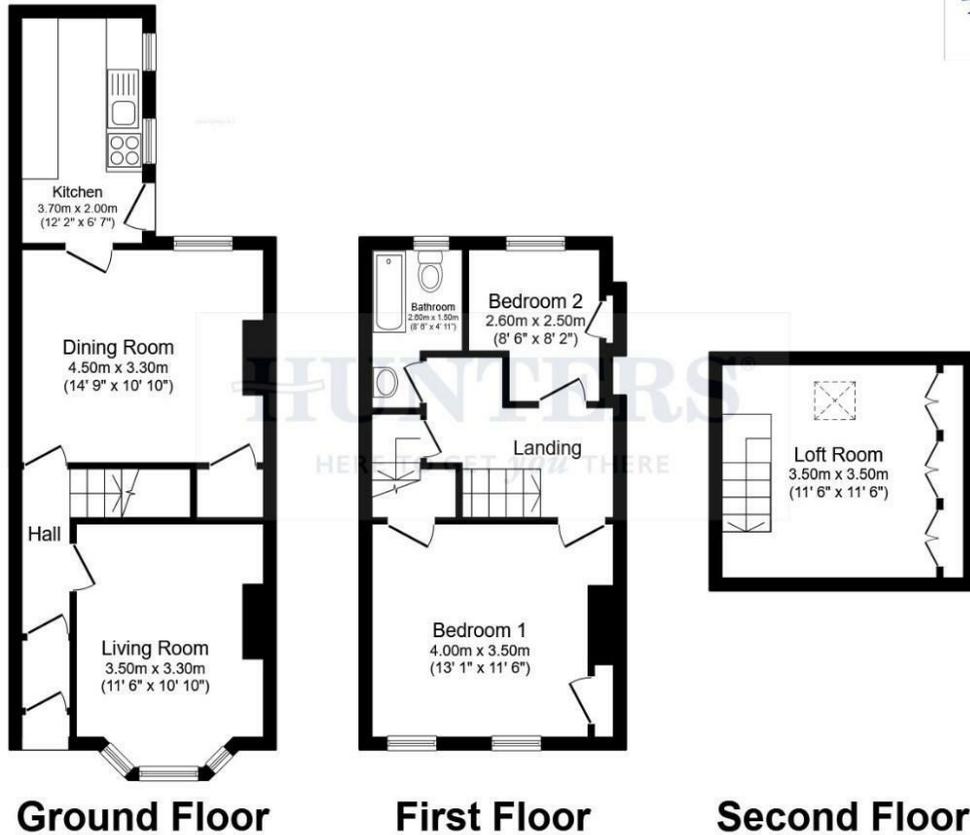
The first floor provides two bedrooms along with the recently refurbished bathroom, complete with bath with shower over, wash basin and W.C. The second floor features a fully finished loft room with skylight and fitted cupboards, offering valuable additional space.

Externally, the property enjoys a forecourt frontage and an enclosed rear courtyard with gated access to the alleyway behind.

Fulford is one of York's most desirable residential areas, known for its strong community feel, excellent amenities and well-regarded schools. Cemetery Road enjoys an especially convenient position, sitting just a short walk from York's historic city walls and the city centre, placing shops, cafés, restaurants, riverside walks and transport links all within easy reach. The property also offers quick access to the A19 and A64, making it well suited for commuters, while nearby green spaces and the riverside provide attractive leisure routes.







Total floor area 86.0 sq.m. (926 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

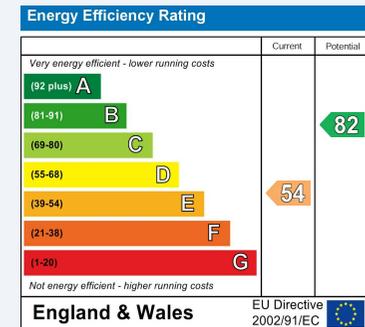
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.