



## Frances Street, York, YO10 4DW

- Beautifully Presented Two-Bedroom Mid-Terrace Home
- Stylish Living Room With Feature Wall And Wood-Burning Stove
- Flexible Second Bedroom Ideal As Office, Nursery Or Guest Room
- Short Walk To York City Centre And Fulford Amenities
- Contemporary Kitchen/Diner With French Doors To Courtyard
- Council Tax Band B

**Offers Over £290,000**



# Frances Street, York, YO10 4DW

## DESCRIPTION

A beautifully presented two-bedroom mid-terrace home located within easy reach of York city centre, Fulford, and key commuter routes. Blending modern interiors with period character, this stylish property is ideal for first-time buyers, professionals, or investors seeking a well-connected home in a popular York location.

The welcoming living room features a striking feature wall and wood-burning stove, creating a warm, inviting space. To the rear, the contemporary kitchen/dining room stands out with sleek cabinetry, quality worktops, integrated appliances, and generous dining space. French doors open directly onto the courtyard, enhancing natural light and providing seamless indoor-outdoor flow.

A useful utility area offers additional storage and space for white goods, leading to a modern bathroom with bath and overhead shower.

Upstairs, the first floor provides two well-proportioned bedrooms. The principal bedroom is a generous double, beautifully styled with feature panelling and calming décor, while the second bedroom offers flexibility as a guest room, nursery, or home office.

Outside, the enclosed rear courtyard garden is thoughtfully arranged with seating areas—ideal for relaxing or entertaining. On-street parking is available to the front.







Total floor area 67.5 m<sup>2</sup> (727 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

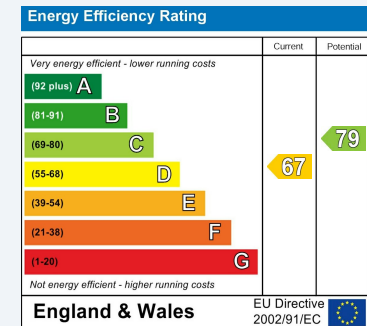
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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