



Forth Street, York

- TWO BEDROOMS
- BACKS ON TO PARKLAND
- POPULAR LOCATION

- IN NEED OF MODERNISATION
- APPROXIMATELY 1 MILE FROM TRAIN STATION
- EPC RATING E

Tenure: Freehold

HUNTERS[®]
HERE TO GET *you* THERE

Guide Price £180,000

Forth Street, York

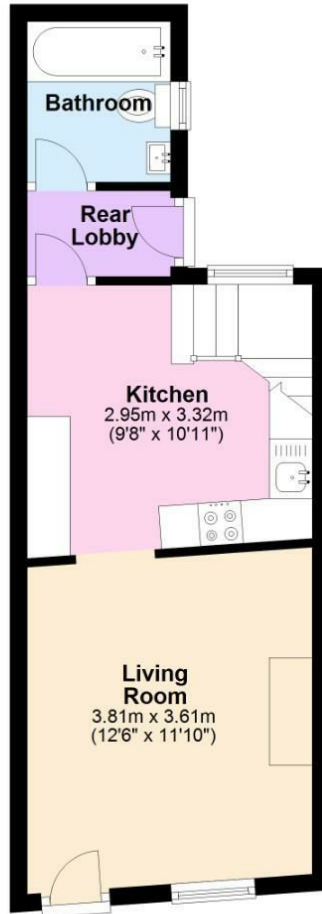
DESCRIPTION

A two bedroom terraced property in a popular residential location approximately one mile from York railway station. Upon entering the property you have a living room with fireplace creating a focal point to the room. The kitchen is located to the rear of the property and has a range of base and wall units as well as housing the stairs to the first floor. Beyond the kitchen you have a rear lobby and then a bathroom with sink, W.C and bath with shower over. To the first floor you have two double bedrooms. Externally the property has a rear courtyard backing on to the riverside parkland. This property is in need of modernisation and offers a superb opportunity for somebody to put their own stamp on and create a fabulous home. Viewing is highly recommended to truly appreciate the opportunity on offer.

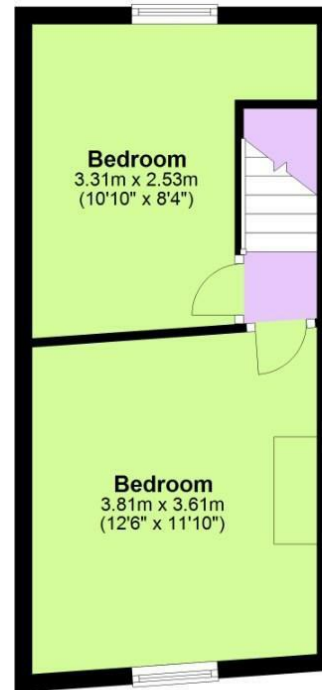
This is a freehold property, Council tax band A.



Ground Floor



First Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

Tel: 01904 621026 Email:

york@hunters.com <https://www.hunters.com>



Council Tax: A

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	90		
	39		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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

HUNTERS[®]
HERE TO GET *you* THERE