



## Fulford Chase, York, YO10 4QP

- No Onward Chain
- Parking
- Gated Development
- Well Presented
- Ensuite
- Council Tax Band D

**£340,000**





# Fulford Chase, York, YO10 4QP

## DESCRIPTION

Situated within an exclusive gated development in the highly sought-after area of Fulford, this stylish two-bedroom lower ground floor apartment combines generous proportions with a superb location just moments from York city centre, the University of York, and riverside walks along the Ouse.

The property enjoys its own allocated parking space, attractive communal gardens, and spacious interiors throughout.

Inside, a welcoming hall leads to a thoughtfully arranged layout. The living room is a standout feature, enhanced by a charming bay window that floods the space with natural light. The kitchen is fitted with modern units and provides ample space for appliances.

Two well-sized bedrooms include a principal suite with en-suite shower room, complemented by a separate family bathroom. The flexible layout is ideal for couples, professionals, or those seeking a guest room or home office.

Fulford Chase remains a highly regarded address thanks to its peaceful setting, gated security, and excellent access to local amenities, bus routes, and road links.











Total floor area 73.3 sq.m. (789 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 [www.focalagent.com](http://www.focalagent.com)

### Viewings

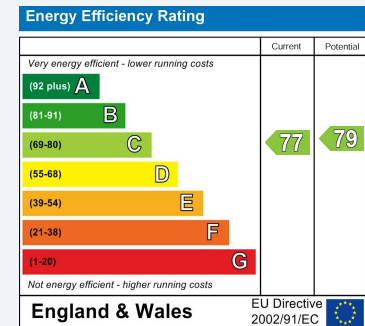
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.