



## Hartoft Street, York, YO10 4BN

- Highly Sought-After Fulford Location
- Walking Distance To York City Centre
- Two Bedroom Victorian House
- No Onward Chain
- Character Features Throughout
- Council Tax Band B

£300,000

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## DESCRIPTION

Offered with no onward chain and with plenty of potential, this charming mid-terraced home is ideally positioned at the top of Fulford — one of York's most desirable residential areas.

The property is within comfortable walking distance of the city centre, with the riverside path offering a particularly attractive route. Excellent access to the University of York, York Station and the A64 further enhances its appeal.

Inside, the home showcases a wealth of period character. Original cast-iron fireplaces, stripped pine doors and a beautifully tiled hallway create an inviting first impression. The ground floor offers flexible living space: a lounge and dining room are linked by elegant folding wooden doors, allowing the rooms to be opened up for a generous through-space or used separately as required. To the rear, a fitted kitchen provides direct access to the enclosed yard, ideal for outdoor seating.

Upstairs, the property offers two well-proportioned bedrooms, along with a bathroom featuring a bath with shower over, and a separate W.C. The loft is of a size and configuration that may offer potential for future conversion (subject to the necessary consents), providing an appealing opportunity for additional space if desired.

Externally, the home benefits from a private rear yard and permit-free on-street parking — a rare advantage in this part of the city.

Well suited to young professionals, this characterful property combines attractive period features, practical living space and a highly sought-after Fulford address within walking distance of York's historic centre.







Total floor area 71.6 sq.m. (771 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

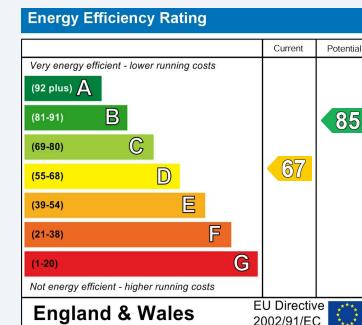
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.