



Fulford Mews, Fulford, York, YO10 4QB

- Vacant with No Onward Chain
- Great Downstairs Floorplan
- Open Plan Living
- Garage
- Sought After Location
- Council Tax Band C

£279,950

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DESCRIPTION

A unique, two bedroom terraced house on a sought-after development of Fulford Mews in the hugely popular Fulford area of York. The location offers great access to the A64 and the City Centre, in close proximity to the University and McArthur Glen Designer outlet. There are bus routes to York City Centre and Selby close by.

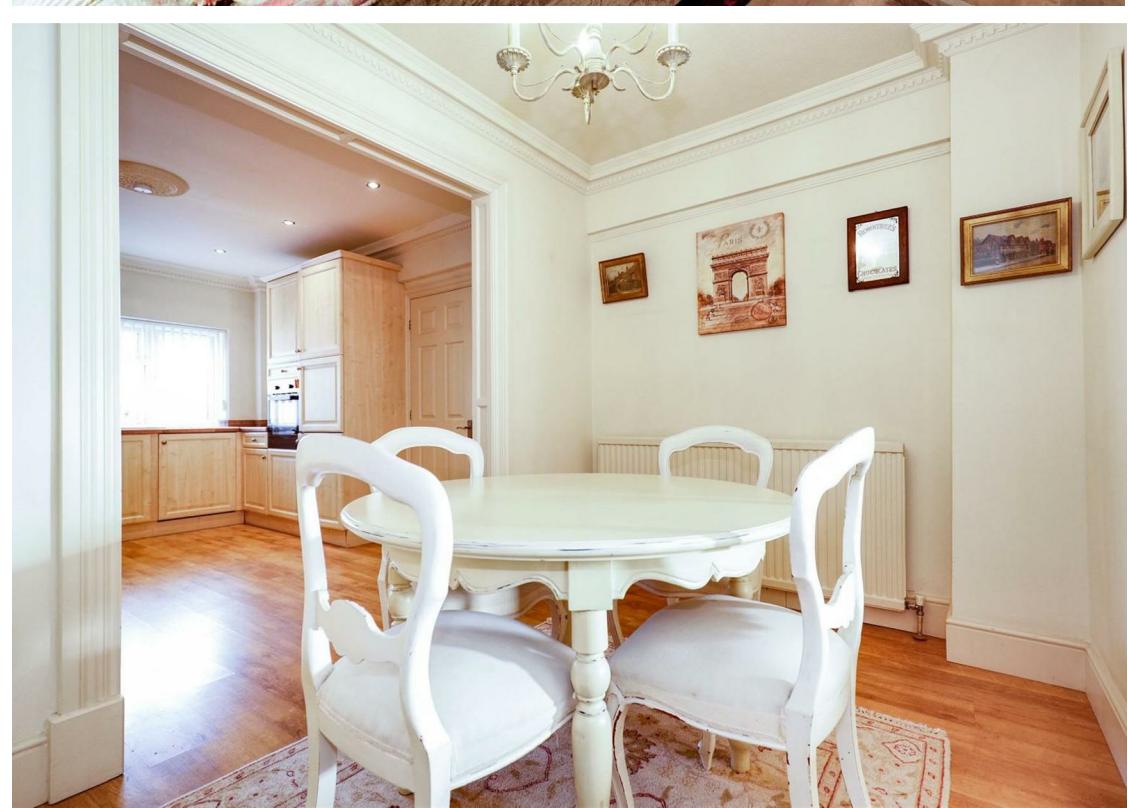
Upon entering the property a spacious hallway gives access to the downstairs shower room, stairs, kitchen and lounge. The kitchen is fitted with integrated appliances and opens to the dining area. The dining area offers direct access into the lounge through double doors which can be left open to give an open plan living space.

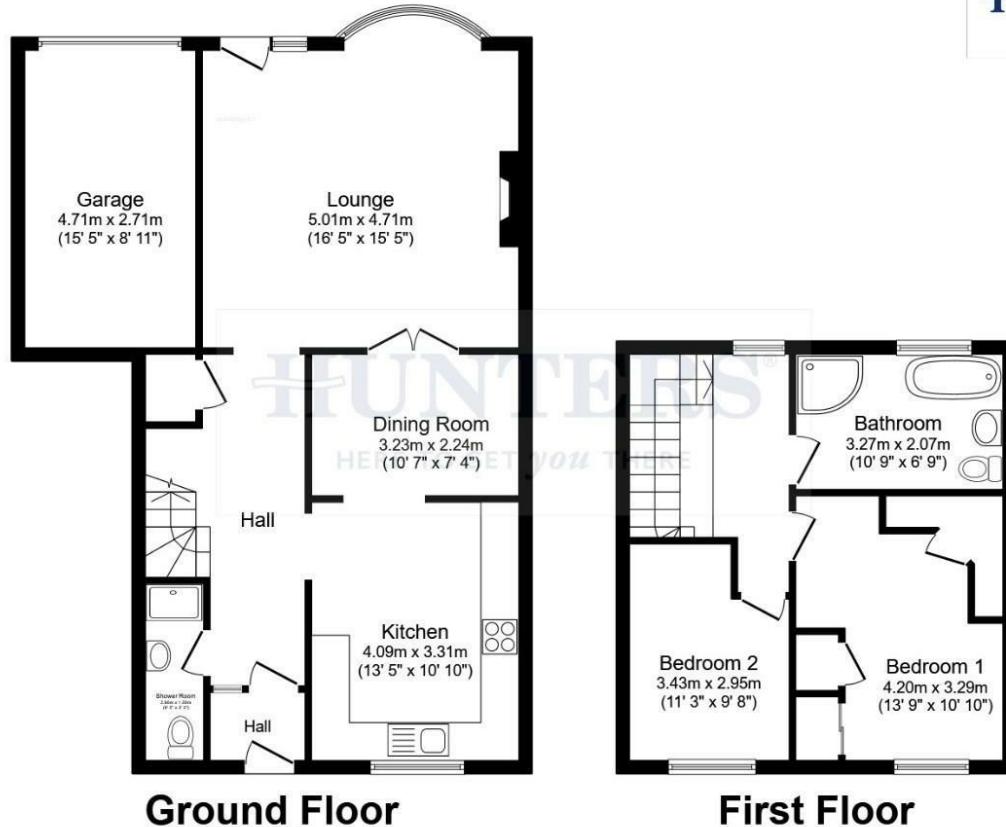
Upstairs the property has two good-sized bedrooms, one of which offers built in storage. The four-piece bathroom suite concludes the internal accommodation.

Externally the property benefits from a garage, ample additional parking and shared courtyards front and rear.

Additionally, the property is vacant and offered with no onward chain.







Total floor area 114.4 sq.m. (1,231 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

Viewings

Please contact 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.