



8 Fewster Way,
York YO10 4AD



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£310,000

A little gem situated outside of the city walls offered with no forward chain! This delightful two bedroom townhouse presents an excellent opportunity for those seeking a comfortable and convenient living space, ready to move into and enjoy!

With the benefit from parking for two vehicles and a GARAGE, a valuable asset in this desirable location.

With its proximity to local amenities, schools, and transport links, this property is not only a lovely home but also a practical choice for city living and makes for a great investment, having once been a successful holiday let! Call Quantum to book a viewing 01904 631631.

EPC Rating C
Council Tax Band C

Lounge
15'9 x 12' max (4.80m x 3.66m max)

UPVC part glazed door. Two UPVC windows. Electric fire with surround and hearth. Radiator. Under stairs cupboard. Stairs to first floor.

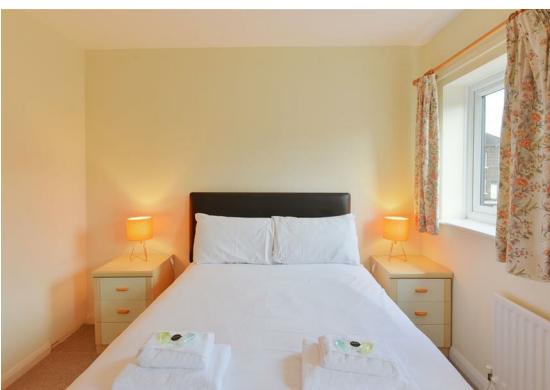
Kitchen
11'11 x 9'6 (3.63m x 2.90m)

Fitted with high and low level units and coordinating worktops comprising; sink and a half with drainer, electric hob with extractor over, double oven and fridge freezer. Space and plumbing for washing machine. UPVC window. UPVC glazed door. Radiator. Cupboard housing boiler.

Stairs to first floor
Loft access on top landing.

Bedroom One
12'1 x 9'9 (3.68m x 2.97m)

Two UPVC windows. Radiator. Airing cupboard housing water cylinder.





Bedroom Two
12'1 into wardrobe x 8'2 (3.68m into wardrobe x 2.49m)
UPVC window. Radiator.

Bathroom
6'11 x 5'8 (2.11m x 1.73m)
Fitted with a white three piece suite comprising; bath with shower over, wash hand basin and toilet. Heated towel rail.

Outside
To the front of the property is a spacious forecourt with low level railings, with a handy side gate to the the rear garden. There is a small driveway leading to the detached garage.

The courtyard garden is paved with low level flower boarder, it is lovely and private. There is also access to the garage through a side door.

Garage
Electric garage door. Side door accessed from the rear garden.

Leasehold Information
We are advised that the property is leasehold, details below.

- * The 999 year lease commenced in 1987.
- * The annual ground rent is peppercorn.
- * The service charge this year £423.82 per annum.

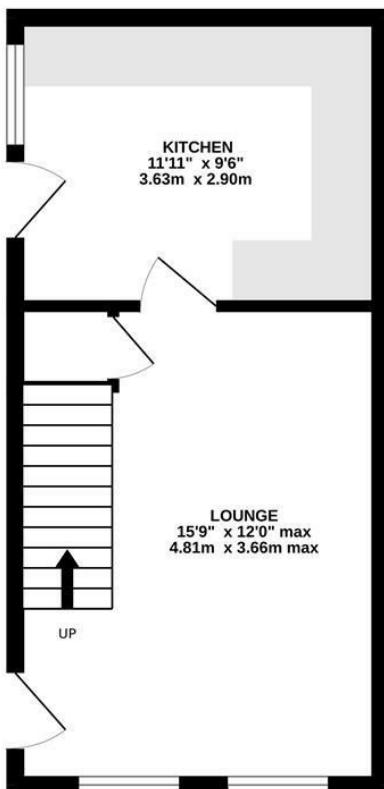
This information would need to be verified by your solicitor. A copy of the lease is available upon request.

Material Information
This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

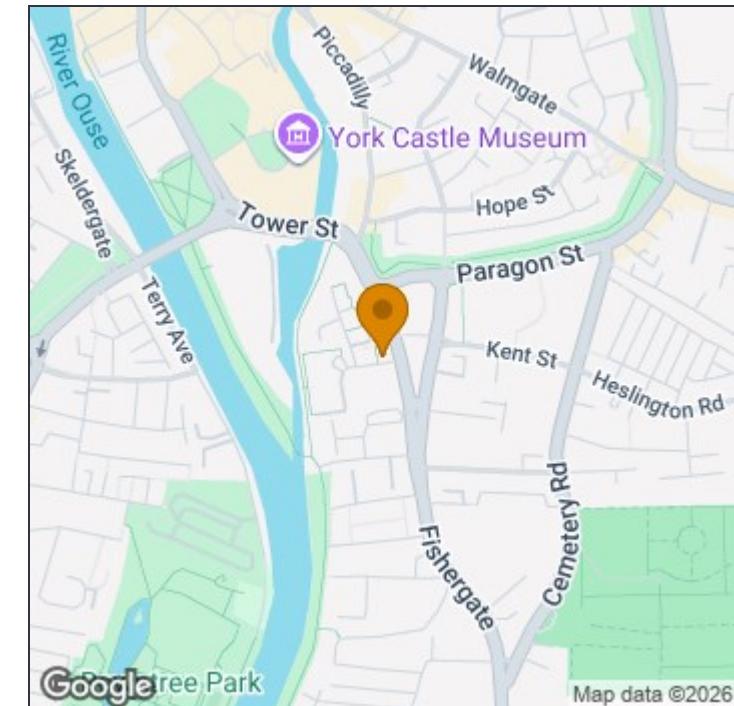
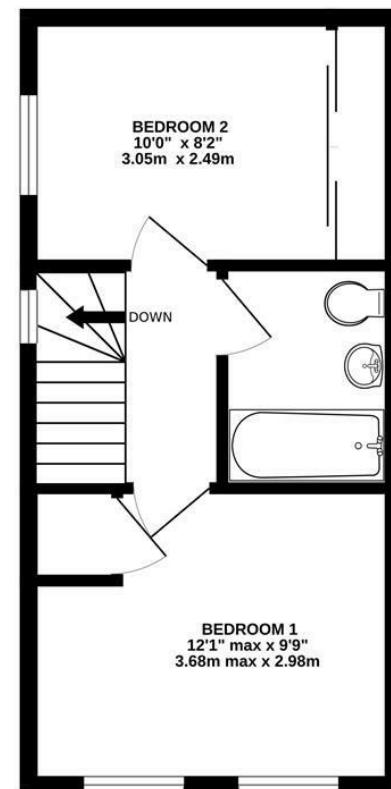
Council Tax Band of the property is C. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid. Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water. The property has a combi boiler which supplies the heating and hot water. The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, structures and fixtures have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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