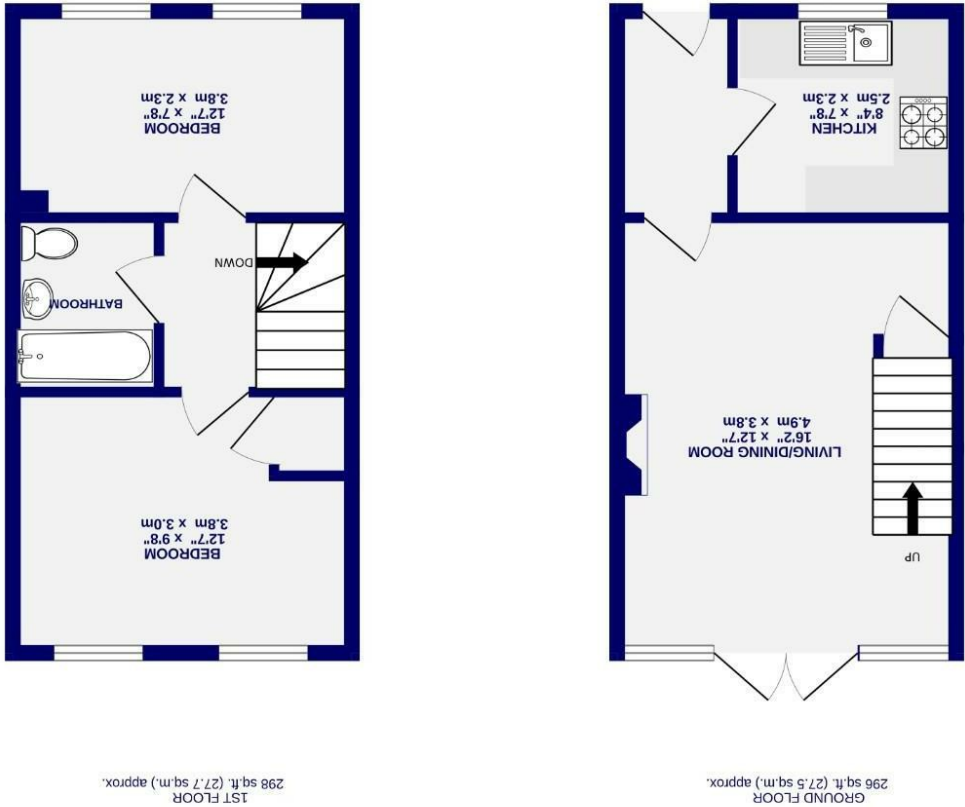


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# Eliot Court Fulford, York YO10 4LP

## Leasehold Council Tax Band - B

- Modern Terraced Home
- Two Generous Double Bedrooms
- Bright Spacious Living Room
- French Doors To Courtyard Garden
- Kitchen With Integrated Appliances
- Tucked Away
- Desirable Location
- Allocated Parking & Visitor Spaces
- No Onward Chain
- EPC D





Eliot Court  
Fulford, York  
YO10 4LP

£260,000

2 1

A well presented two bedroom terrace home, situated in the modern and desirable development of Eliot Court, nestled just off Fulford Road. The property offers easy access to York city centre via frequent bus routes or a peaceful riverside walk. It provides close proximity to the A64, local shops, cafés, and is within the catchment of the desirable Fulford School. Benefiting from allocated parking and visitor spaces, the home is offered with no onward chain.

Upon entering the property, you are welcomed into a bright entrance hall, which leads through to the kitchen located to the front and features a range of base and wall units, an integral oven and hob, and space for additional appliances. Into the spacious living room, offering ample space for a dining table. French doors open out to a lovely courtyard garden, creating a wonderful connection between indoor and outdoor living.

One the first floor are two generous double bedrooms and a modern house bathroom with a three-piece suite. Externally, the rear courtyard garden is private and low maintenance, complete with a storage shed.

This tucked-away property occupies a desirable and peaceful location, offering a sense of privacy and charm. With its flexible living space, attractive layout, it would make a lovely home for first-time buyers, families, or anyone seeking a special, characterful property. A viewing is highly recommend.

Leasehold - managed by the leaseholders. Each leaseholder owns a share in the company which owns the lease and has a say in how the property is managed - a very desirable arrangement!

Length of lease- 967 years remaining  
Service Charge- £1,625.00 per annum

Council Tax Band- B

