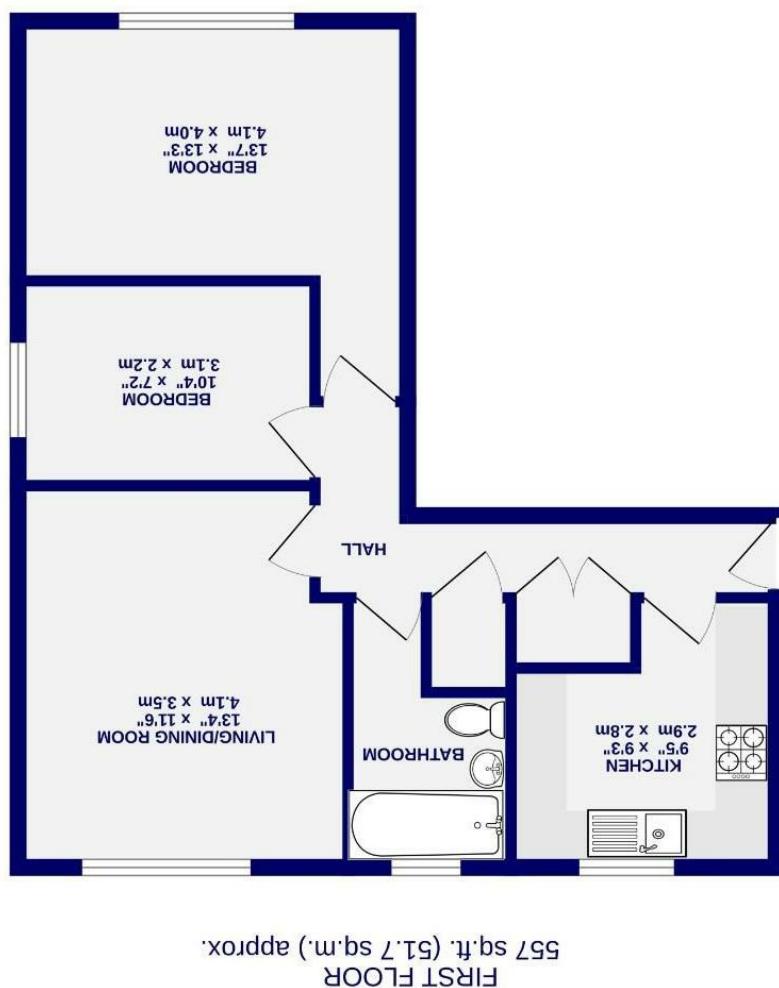


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. Any statements, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements, measurements, floor plans or distances, appliances, equipment or facilities and nothing in these particulars has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

and properties shown and sold should be seen by any prospective purchaser. The vendor, Surveyors  
and Surveyors and no responsibility is taken for any inaccuracies contained in these particulars. This unit is to  
be sold with all the fixtures and fittings and all other items in the property. Measurements given and any  
other areas and dimensions are given as a guide only and should not be relied upon. No part of these  
particulars has any authority to make or give any representation or warranty whatsoever in relation to  
the property or these particulars.

TOTAL FLOOR AREA - 557 sq.ft. (51.7 sq.m.) approx.



557 sq.ft. (51.7 sq.m.) approx.

Council Tax Band - B  
Leasehold

YO10 4JX  
Broadway, Fulford, York

- EPC TBC
- Combi Boiler
- Well Presented
- Sought After Location
- Off Street Parking
- Two Double Bedrooms
- First Floor
- Apartment



Broadway  
Fulford, York  
YO10 4JX

£210,000

 2  1

Set within the ever popular Fulford area of York, this well proportioned first floor apartment offers comfortable and practical accommodation, ideal for a range of purchasers including first time buyers, downsizers and investors. The location is particularly convenient, with a regular bus service along Fulford Road providing easy access to York city centre, and the A64 bypass within close proximity for commuting further afield.

The apartment is approached via a communal entrance hall with staircase rising to the first floor, where a private entrance door opens into a welcoming hallway. Here there are useful built in storage cupboards and an airing cupboard. There is access to the loft, providing excellent further storage.

The lounge is a generous and light filled space with a window to the front elevation, coving to the ceiling and ample room for both seating and dining furniture. Adjacent is the kitchen, which is fitted with a range of wall and base units, preparation surfaces and tiled splashbacks.

To the rear of the apartment are two bedrooms, both enjoying a rear aspect. The principal bedroom is a comfortable double, while the second bedroom is ideal as a guest room, home office or nursery. The bathroom is fitted with a bath with electric shower over, wash hand basin and a WC.

Externally, the property benefits from well maintained communal gardens laid mainly to lawn, along with a driveway leading to a block of garages. The apartment owns a single garage and also benefits from a parking space, a valuable addition in this popular residential area.

Leasehold  
Length of lease- 151 years remaining  
Ground rent - £0  
Service Charge- £840 per annum

Council Tax Band- B

