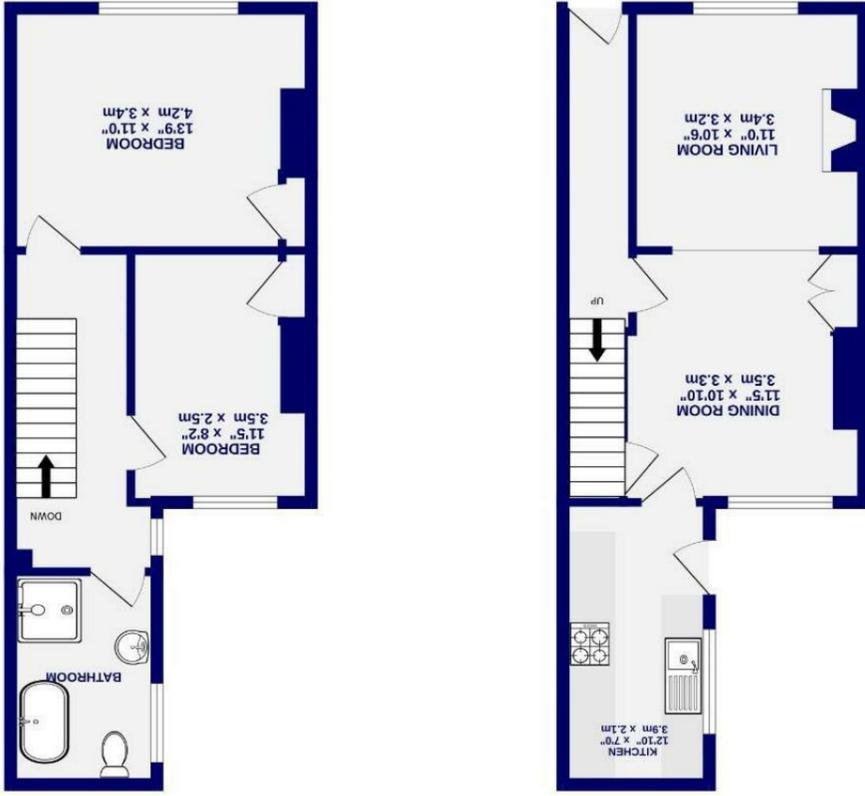


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 contained in these particulars referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor.

- Period Terrace House
- Beautifully Modernised
- Newly Fitted Kitchen
- Two Double Bedrooms
- Four Piece Bathroom
- Log Burning Stove
- EPC D

Hartoft Street
Fulford, York
YO10 4BN
Freehold
Council Tax Band - B



GROUND FLOOR (380 sq. ft. (35.3 sq. m.) approx.)
1ST FLOOR (380 sq. ft. (35.3 sq. m.) approx.)

While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and areas are not necessarily taken for each room. Therefore, purchasers should verify the measurements and areas shown on the floorplans. The floorplans are not to be used as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of 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 contained in these particulars referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor.



Hartoft Street
Fulford, York
YO10 4BN

£350,000

 2  1

A beautifully modernised period terrace set in this quiet residential street just a short walk from the river and within easy reach of York city centre. Stylishly updated by the current owners, the property combines attractive original features with contemporary finishes to create a comfortable and well presented home, ideal for first time buyers, young professionals or those seeking a low maintenance city base.

The accommodation begins with an entrance hall leading through to an open lounge and dining area. The front lounge is a particularly inviting space, featuring a log burning stove set within an attractive fireplace and engineered oak flooring, creating a warm and characterful focal point. To the rear, the dining area offers a practical and sociable space with useful understairs storage and an easy connection through to the kitchen.

The kitchen is fitted with a range of light grey units complemented by marble effect worktops, gold handles and a beautifully tiled splash back. Integrated appliances are included and a rear door leads directly out to the enclosed yard, providing a pleasant outdoor space for seating and low maintenance use.

To the first floor is a galleried landing giving access to two well proportioned double bedrooms, both with built in storage, and a spacious family bathroom. The bathroom is fitted with a four piece suite comprising bath, separate shower cubicle, wash basin and WC, offering both practicality and comfort.

Externally, the property enjoys a smart enclosed rear yard with a storage shed and gated access to the rear passageway.

Positioned on a quiet terrace street, yet within easy walking distance of the river, city centre, shops and amenities, this is a charming and ready to move into home in a consistently popular location.

Council Tax Band B

