



Alma Terrace  
Fishergate, York  
YO10 4DQ

£325,000



Situated in the highly sought-after area of Fishergate, just a short walk from York city centre, the train station and the University of York, is this well-presented three-bedroom Victorian terrace. Perfectly positioned for scenic riverside walks along the Ouse and enjoying views over a local green, the property also benefits from the wide range of amenities on Fulford Main Street, including a Sainsbury's Local and a selection of independent cafés and eateries. The home also lies within the catchment of the highly regarded Fulford Secondary School. Having been a much-loved home for many years, the property has been tastefully updated in parts yet presents a wonderful opportunity for further development, subject to the necessary permissions.

Inside, a welcoming hallway with original Victorian tiled flooring leads through to the open-plan reception space. A charming bay window overlooks the green on Alma Grove, filling the room with natural light alongside a further large rear window. Beyond is the fitted kitchen, with a recently updated shower room featuring floor-to-ceiling tiles. Upstairs, the property offers three well-proportioned bedrooms and a generous landing, with scope to extend into the loft (STPP).

Externally, the property enjoys a private, south-facing courtyard garden, positioned so that neighbouring properties feel at a distance and allowing sunlight throughout the day. Designed for ease of maintenance, it offers a bright and inviting outdoor space, while to the front a pretty forecourt with brick and wrought-iron fencing enhances the home's kerb appeal. On-street permit parking is available directly beyond.

Offered with no onward chain, an early viewing is highly recommended.

Council Tax Band B

