



**1 BEVERLEY HOUSE, MAIN STREET, FULFORD, YORK**  
£225,000

**Carter Jonas**

# 1 BEVERLEY HOUSE, MAIN STREET, FULFORD, YORK, YO10 4QG

Beverley House is a modern, purpose-built development comprising just 10 apartments, set back from the main street in Fulford. One of York's most popular areas, Fulford boasts convenient access into the city centre and an excellent secondary school, 'The Sunday Times Comprehensive School of the Decade'.

The apartment offers bright and well-appointed living space which has been recently refurbished, including new windows and flooring throughout. Comprising an open plan living and dining room, separate kitchen, master double bedroom, second bedroom and family bathroom, the accommodation is practical and positioned around a central hallway. Located on the ground floor, the property benefits from its own private terrace, accessed through French doors to the master bedroom, leading out onto the communal lawned gardens beyond. To the front, there is an allocated parking space for each property, with additional visitors' parking.

Beverley House is perfectly situated for access to the A19, A64, City Centre via a pleasant riverside walk, the railway station and the university, and is close to the fantastic amenities on Fulford Road. York is an attractive Cathedral city with excellent connectivity, the road and rail network make it a popular location for business and residential property alike.

**TENURE** Leasehold

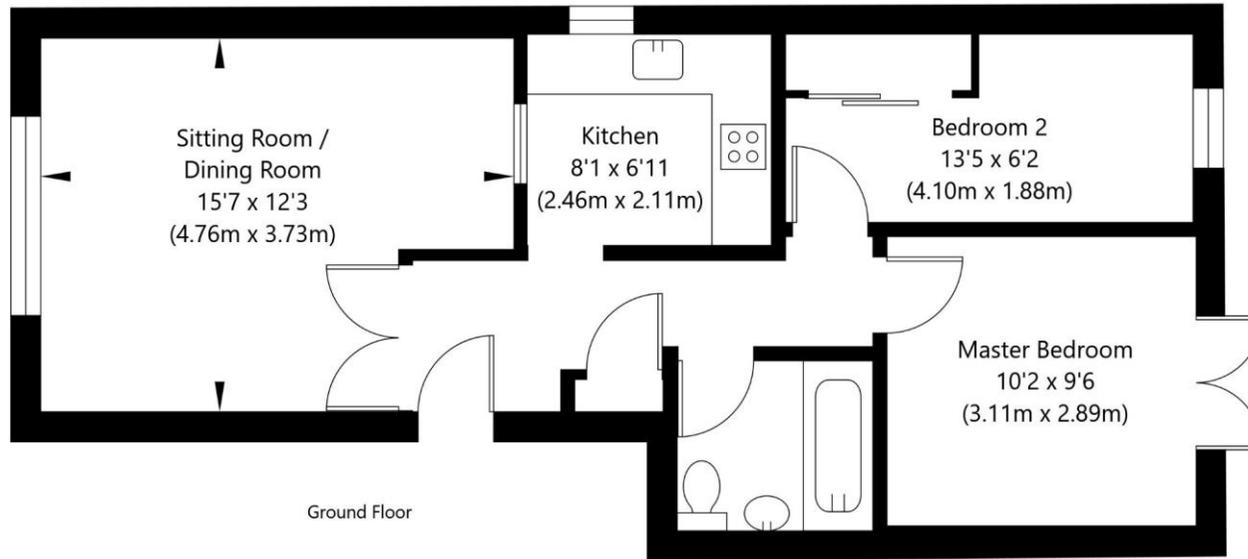
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**A SMARTLY PRESENTED 2 BEDROOM APARTMENT WITH PRIVATE TERRACE AND PARKING, ENJOYING A PEACEFUL LOCATION WITHIN THE SOUGHT-AFTER AREA OF FULFORD.**





1 Beverley House, York, YO10 4QG  
 APPROXIMATE GROSS INTERNAL FLOOR AREA  
 534 SQ FT / 49.6 SQ M



Ground Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 All Measurements and fixtures including doors and windows  
 are approximate and should be independently verified  
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Energy Efficiency Rating		Current	Potential
Least energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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