



17 Fairfax Street
York, YO1 6EB

£335,000



NO ONWARD CHAIN!

We as Agents are delighted to offer to the market this charming period home nestled in a quiet street within the city walls of York bustling centre. This delightful home has the benefit of gas central heating via a combination boiler and briefly comprises: Entrance vestibule, sunny living room with large sash window to front providing plenty of natural light and boasting solid wooden flooring and original cast iron fire surround, dining kitchen with modern fitted kitchen and door providing access to the rear courtyard garden. Carpeted stairs lead to the first floor landing and two double bedrooms. Externally the property has the benefit of a private, walled rear courtyard garden.

An early viewing on what always proves to be a popular style and location of property is highly recommended!

Entrance hall

Wooden door to Entrance vestibule, skirting and carpeted flooring

Lounge

11'7" x 10'4" (3.53m x 3.15m)

Original sash window to front, double paneled radiator, power points, cast iron fire surround, skirting, wooden flooring.

Dining Kitchen

13'8" x 8' (4.17m x 2.44m)

Spot lights, modern wall and base units, Original sash to rear, integral oven with gas hob and extractor over, integrated fridge, power points, walk in cupboard, tiled flooring.

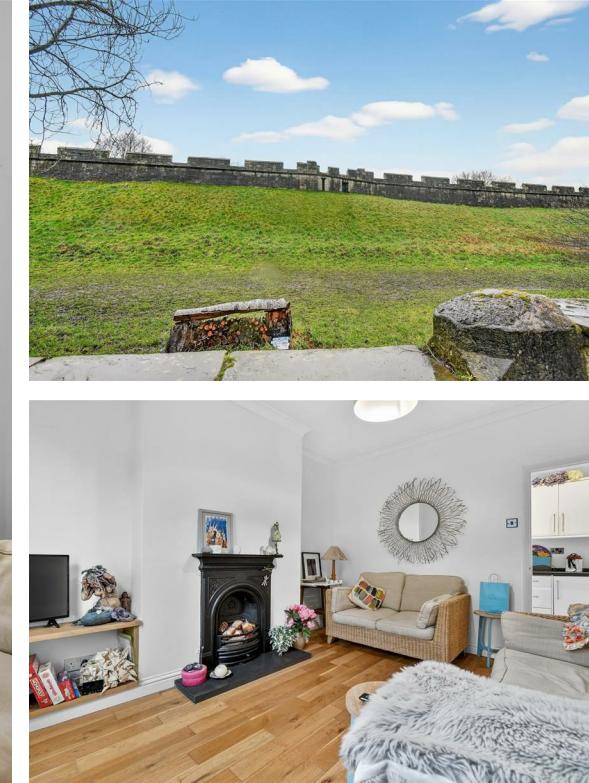
Landing

Carpeted stairs to landing, skirting, carpet.

Master bedroom

13'8" x 10'3" (4.17m x 3.12m)

Spot lights, sash window to front, large walk in wardrobe (wall mounted combi boiler), skirting, carpeted flooring.





Bedroom Two

9'4" x 7'7" (2.84m x 2.31m)

Upvc sash window to rear, large walk in wardrobe, power points, skirting, carpeted flooring.

Bathroom

7' x 6' (2.13m x 1.83m)

Three piece bathroom suite

Courtyard Garden

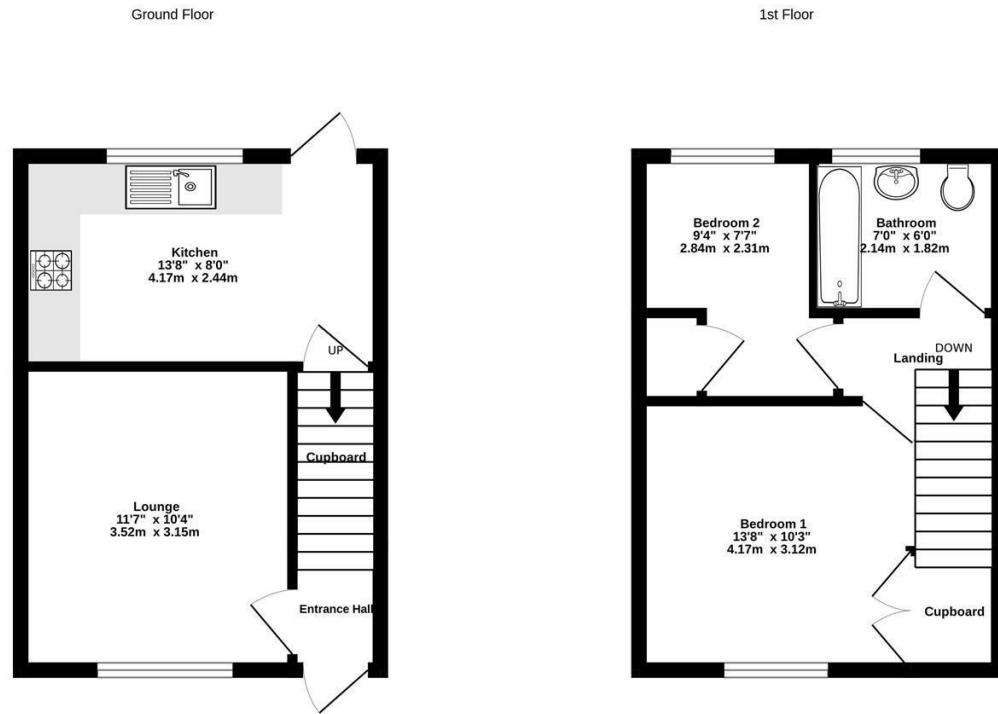
Private rear courtyard garden with brick wall surround and brick built shed. Outside laundry room with plumbing to house washer/dryer.

Agents note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



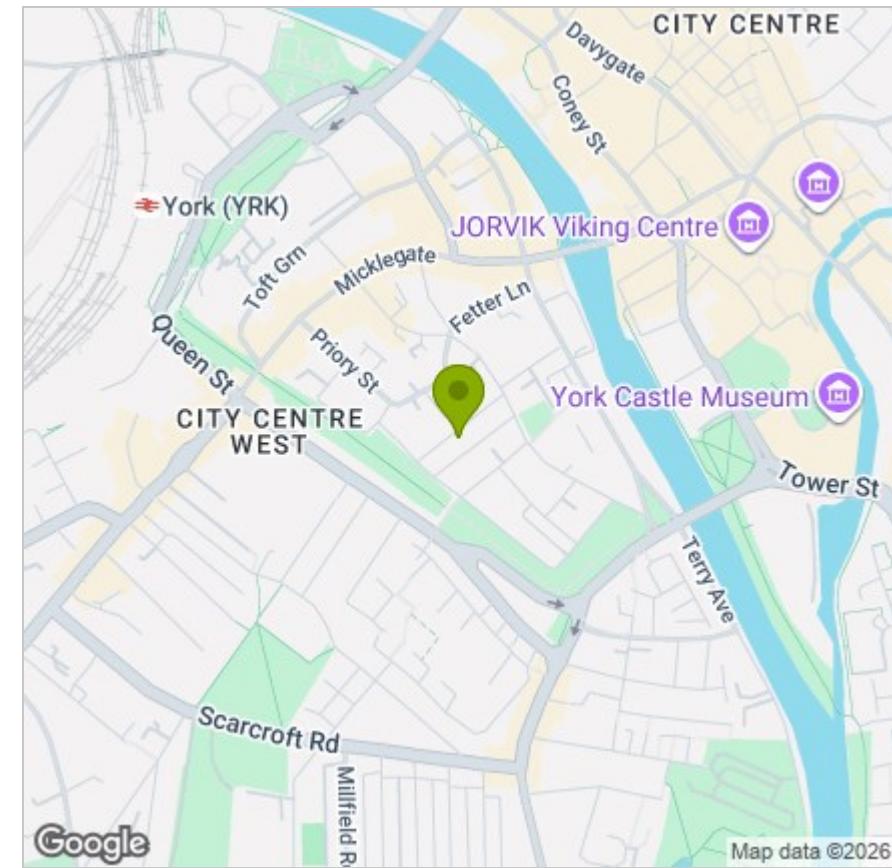
FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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