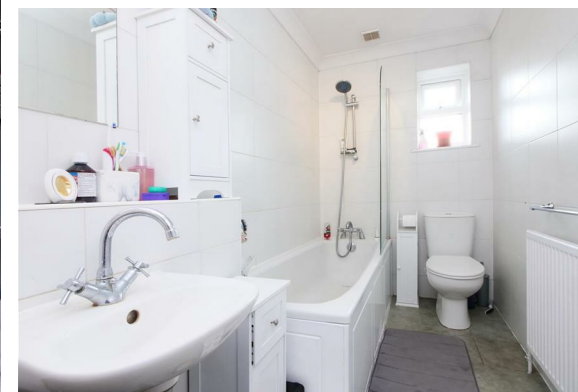




Dairy Farm Court Main Street Fulford
York, YO10 4PN
Guide Price £185,000

**IMPRESSIVE FIRST FLOOR APARTMENT
JUST OFF MAIN STREET FULFORD**
Churchills are pleased to offer to the market this bright and airy two bedroom first floor apartment with allocated parking nestled in a quiet and exclusive development off Main Street, being close to an array of local amenities as well as convenient access into the city centre, York University and the outer ring road.

Benefitting from recently upgraded uPVC double glazing and gas central heating and accessed via a secure communal entrance hallway, the well-presented living accommodation comprises; Entrance hallway, lounge/dining room, fitted kitchen, two good sized bedrooms and three piece bathroom. Externally the property benefits from a block paved carpark and driveway with allocated parking as well as bike storage shed. It is offered for sale with a generous lease. An early viewing is highly recommended, please call today!



Communal Hallway

Entrance Hall

Door, carpeted flooring, single panelled radiator, power points

Lounge Area

15'8" x 10'5" (4.78m x 3.18m)

Two uPVC windows to the front, single panelled radiator, tiled flooring, TV and power points

Kitchen

9'3" x 7'8" (2.82m x 2.34m)

uPVC window to rear, fitted wall and base unit with countertops, space and plumbing for appliances, gas hob and electric oven, sink and draining board, recessed ceiling spot lights, vinyl flooring, wall mounted gas combination boiler

Bedroom 1

10'7" x 9'2" (3.23m x 2.79m)

uPVC window to rear, single panelled radiator, carpeted flooring, power points





Bedroom 2

8'2" x 7'4" (2.49m x 2.24m)

uPVC window, Single panelled radiator, carpeted flooring, power points

Bathroom

9'2" x 5' (2.79m x 1.52m)

Opaque uPVC window to the rear, low level wc, wash hand basin, panelled bath with mixer shower head over, vinyl flooring, single panelled radiator, extractor fan

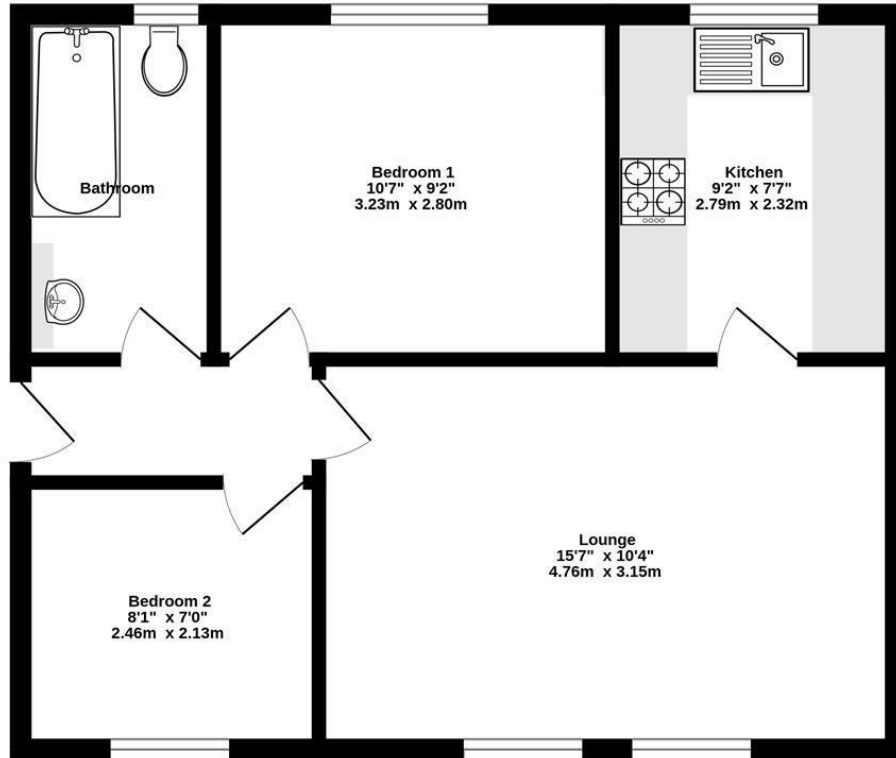
Outside

Paved area, designated parking space, bike store, communal areas



FLOOR PLAN

First Floor
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.2 sq.m.) approx.
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 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		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.