



8 Fewster Way
York, YO10 4AD
Guide Price £300,000

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Sold with no onward chain, this charming two-bedroom end townhouse is ideally positioned just a short walk from the City Centre, offering convenient access to local amenities, shops, bars and restaurants.

The accommodation briefly comprises an entrance porch leading directly into a spacious and inviting lounge area, ideal for relaxing or entertaining. To the rear, the fitted kitchen offers a range of wall and base units together with space for appliances. To the first floor are the generous master bedroom and second bedroom. Both bedrooms benefit from useful fitted storage. The stylish bathroom is fitted with a modern three-piece suite, and there is additional loft access with the loft being mostly boarded, providing additional storage space.

Externally, the property continues to impress with a detached garage featuring an electric door, driveway providing off-street parking for a small car, extra allocated parking space to the rear of the property and a spacious rear courtyard garden offering a private outdoor space perfect for dining and entertaining. Situated just off Fishergate and within approximately a five-minute walk of the City Centre, this superb home would make an ideal first-time purchase, investment opportunity or convenient downsize.

Lounge

15'9 x 12' (4.80m x 3.66m)

Kitchen

11'11 x 9'6 (3.63m x 2.90m)

First Floor Landing

Bedroom 1

12'1 x 9'9 (3.68m x 2.97m)

Bedroom 2

10' x 8'2 (3.05m x 2.49m)

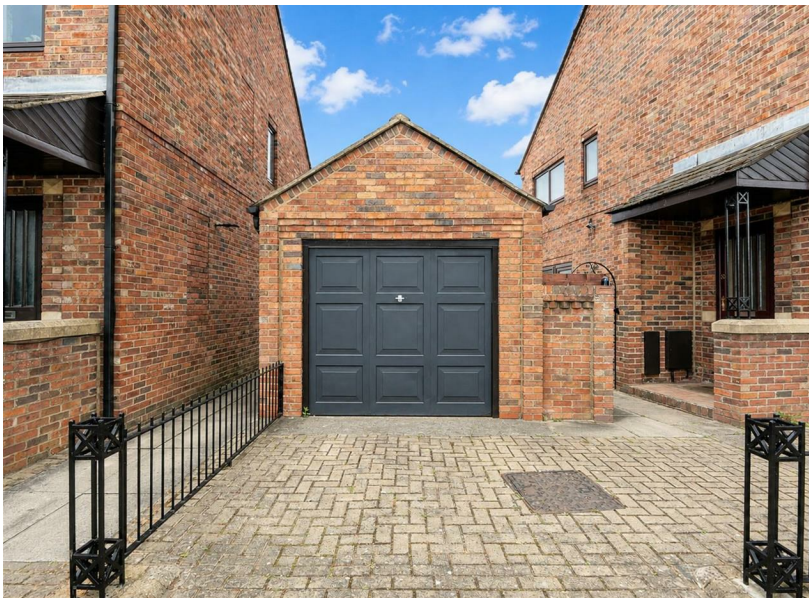
Bathroom

Agents Note

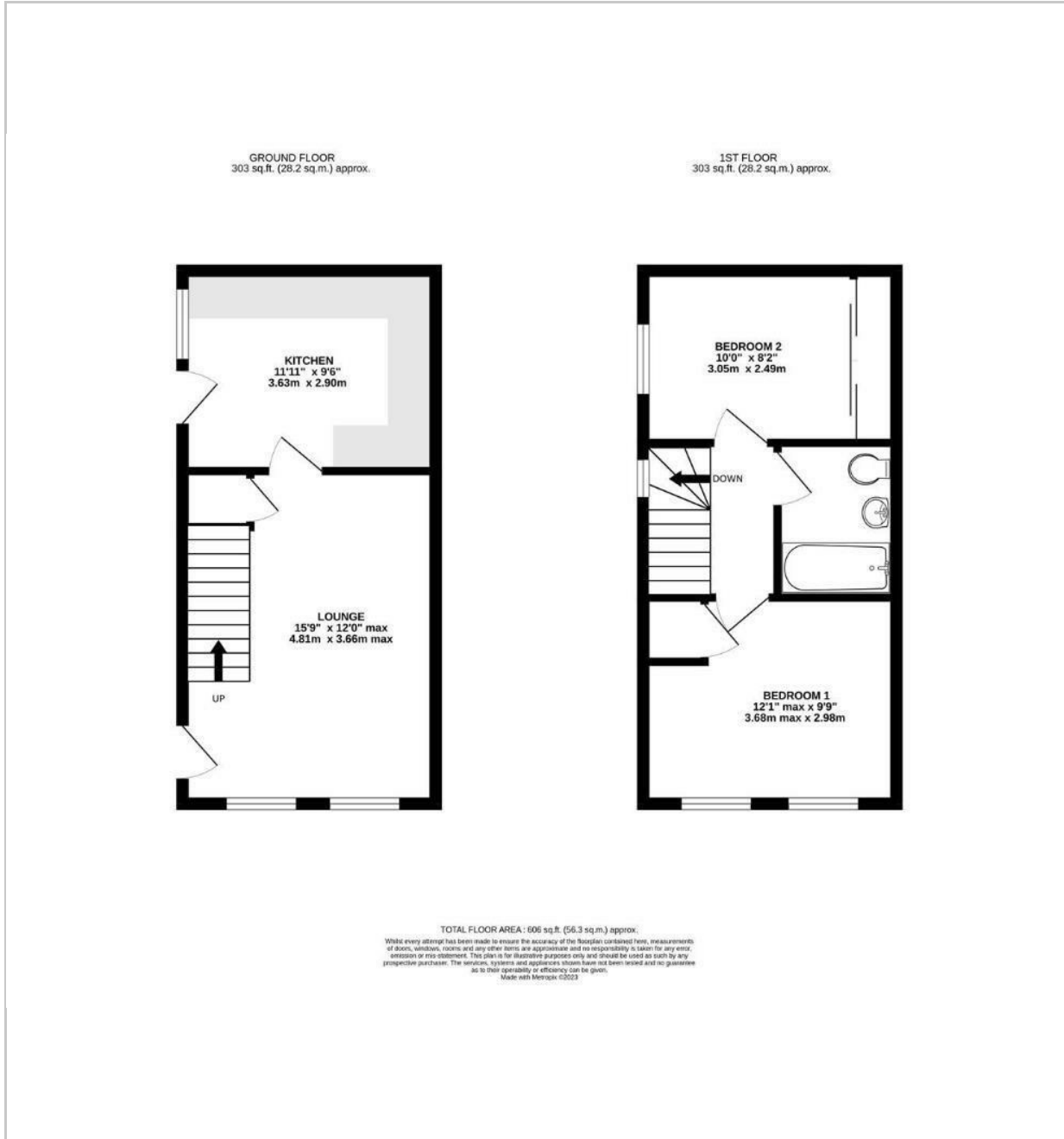




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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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	

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