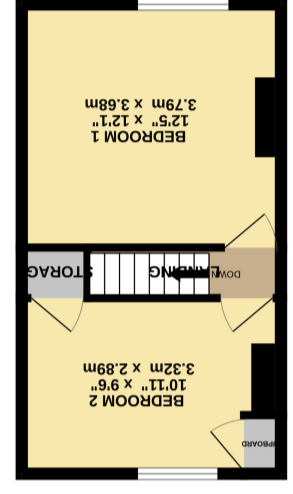
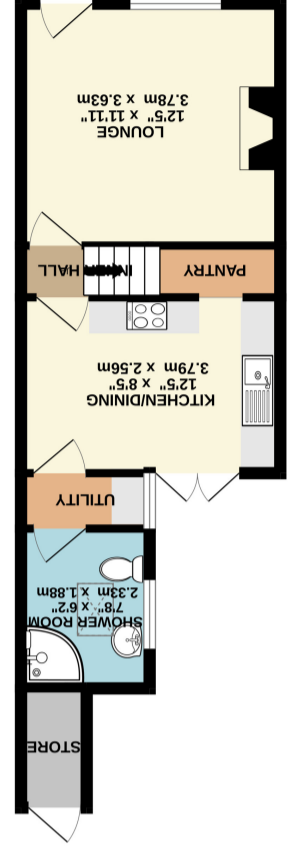


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of windows, doors and other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The vendor, agents and appliances have not been tested and no guarantee is made with respect to their operation or efficacy can be given.



12 Fern Street, York YO31 7QU

Situated just minutes from the City Walls is this period terraced property which has been well maintained and improved by the current owner. The lounge has a HETAS certified AGA log burner with original built in alcove cupboards. An inner hall leads to the recently fitted kitchen with dining area and patio doors that lead out to the rear south east facing garden. Also to the ground floor is a charming shower room and utility area. On the first floor there are two double bedrooms. Externally there is on-street parking to the front and a walled south east facing rear courtyard garden with brick built store, patio area, planted border and pedestrian access gate.

- Close to City Centre
- Permit Parking
- Dining Kitchen
- Two Double Bedrooms
- Lounge with Log Burner
- Close to University & Hospital
- Well Presented
- Ground Floor Shower Room with W/C

Travelling from Monkgate, turn right onto Lord Mayors Walk at the traffic lights. Take the next right on to St Johns Street and continue. Turn right on to Garden Street and then left on to Fern Street. the property will be on your right hand side and can be identified by our for sale sign.

Fern Street is a lovely cul-de-sac tucked away just off St John Street behind the historic city bar walls and offers fabulous access to the city centre.

