



74 HESLINGTON LANE FULFORD, YORK. YO10 4NA

AN IDEAL OPPORTUNITY TO ACQUIRE A SPACIOUS TRADITIONAL SEMI-DETACHED HOUSE WITH 3 BEDROOMS AND STANDING WITHIN GOOD SIZED LAWNED GARDENS, INCLUDING A LONG REAR GARDEN OF APPROXIMATELY 107 FT. THE PROPERTY WHICH LIES WITHIN THE CATCHMENT AREA OF THE HIGHLY REGARDED FULFORD SECONDARY SCHOOL IS ALSO CONSIDERED CONVENIENT FOR ACCESS TO THE UNIVERSITY OF YORK 1 MILE, YORK CITY CENTRE 1½ MILES AND THE YORK OUTER RING ROAD 1¼ MILES, LEADING TO THE A64, LEEDS, THE A1/M RING ROAD AND MOTORWAY NETWORK. (DISTANCES APPROXIMATE).

GUIDE PRICE: £245,000

95 Main Street, Fulford, York YO10 4PN

T: 01904 679733 F: 01904 679687

E: enquiries@blacksproperty.com

www.blacksproperty.com

SUMMARY OF PRINCIPAL ACCOMMODATION

* ENTRANCE HALL * UNDER STAIRS CLOAKS WITH W.C. * SITTING ROOM * DINING ROOM *
* KITCHEN * 3 BEDROOMS * BATHROOM * SEPARATE W.C. * UPVC DOUBLE GLAZED WINDOWS *
* COMBINATION GAS-FIRED CENTRAL HEATING BOILER * DETACHED GARAGE *
* WELL STOCKED GARDENS WITH 107 FT. (APPROX.) REAR GARDEN *

GROUND FLOOR

ENTRANCE HALL:

16' 6" (5.03m) x 7' 5" (2.26m) max. Front door with two double glazed, side windows, parquet floor, single panel radiator, picture rail, under stairs cupboard.

UNDER STAIRS CLOAKROOM:

Low-level W.C., bracket wash basin with wall mounted light above incorporating shaver point, radiator and extractor fan.

DINING ROOM:

15' 5" (4.7m) into uPVC double glazed splayed bay window with coloured leaded light tops x 14' 0" (4.27m).

Two single panel radiators, Cherry wood surround fireplace with tiled interior.

SITTING ROOM:

15' 11" (4.85m) into uPVC double glazed squared bay window x 12' 5" (3.78m) plus door recess.



Random stone fireplace with York stone hearth and double panel radiator.

KITCHEN:

9' 10" (3m) x 8' 10" (2.69m).



Range of wall and base units incorporating stainless steel sink with mixer tap, point and space for electric cooker, plumbing for automatic washer, wall tiling to work surfaces, quarry tiled floor, radiator, extractor fan. Four recessed ceiling lights, two uPVC double windows, door to rear garden and pantry with shelving.

From the entrance hall a turning staircase with balustrade of squared spindles and uPVC double glazed window rises to –

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT):

15' 9" (4.8m) into uPVC double glazed splayed bay window with coloured leaded light tops x 13' 10" (4.22m) max to wardrobe back.



Double panel radiator, full width range of fitted wardrobes with hanging rails and shelving.

BEDROOM 2 (REAR):

13' 3" (4.04m) x 12' 4" (3.76m) max plus door recess. Single panel radiator, uPVC double glazed window, two built-in wardrobes with matching dressing table.

BEDROOM 3 (REAR):

9' 10" (3m) x 8' 11" (2.72m). uPVC double glazed window and single panel radiator.

SEPARATE W.C.:

High level W.C.

BATHROOM:

Panelled bath with electric shower, shower screen and full height wall tiling above bath. Pedestal wash basin, shaver point, double panel radiator, linen cupboard and uPVC double glazed window.

OUTSIDE:

The property is approached over a concrete driveway leading to a **DETACHED GARAGE** and recessed store incorporating wall mounted gas-fired central heating boiler. The front garden comprises lawn with mature shrub beds and to the rear is a garden of approximately 107 ft. with flagged patio, two lawned areas beyond with well stocked shrub beds, ornamental trees,

and various fruit trees of Apple, Pear and Cherry. Also included is a **TIMBER GARDEN SHED.**



FLOOR LAYOUT PLANS



Total area approx. 1142.1 sq. feet

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plans prepared by PPS

GENERAL INFORMATION



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO²) emission. The higher the rating, the less impact it has on the environment.

VIEWING:

Strictly by appointment with the Selling Agents, Tel: 01904 679733.

DIRECTIONS:

Leave the York City Centre heading south on the A19 to Selby. After approximately 1¼ miles as you approach Fulford village, turn left at the traffic lights into Heslington Lane where the property is situated a short distance on the left hand side.

IMPORTANT NOTICE:

These particulars which were prepared on 15th September 2008 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.

LOCAL AUTHORITY:

City of York Council, Tel: 01904 613161.

COUNCIL TAX:

An inspection of the Valuation Office's website on 15th September 2008 revealed a Band 'D' assessment.

