



**18 FORDLANDS ROAD
FULFORD
YORK. YO19 4QG**

A CHARMING INDIVIDUAL DETACHED TWO BEDROOM HOUSE PROVIDING IMMACULATEDLY AND TASTEFULLY PRESENTED CONTEMPORARY STYLE LIVING ACCOMMODATION TOGETHER WITH OFF-STREET PARKING AND ENCLOSED REAR GARDEN WITH SUN DECK. THE PROPERTY IS LOCATED WITHIN THE POPULAR FULFORD AREA, CATCHMENT AREA OF THE HIGHLY REGARDED FULFORD SECONDARY SCHOOL, 1½ MILES FROM THE UNIVERSITY OF YORK, 2¼ MILES FROM THE CITY CENTRE AND ½ OF A MILE FROM THE YORK OUTER RING ROAD (A64) WHICH LEADS TO THE A1M LINK ROAD AND LEEDS.
(DISTANCES APPROXIMATE)

GUIDE PRICE: £205,000

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SUMMARY OF PRINCIPAL ACCOMMODATION

* ENTRANCE HALL * SITTING ROOM * DINING/KITCHEN *
* 2 BEDROOMS * HOUSE BATHROOM *
* GARDENS * DOUBLE GLAZING * GAS CENTRAL HEATING *
*OFF-STREET PARKING *

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

6' 6" (1.98m) x 4' 6" (1.37m)

Vertical tubular radiator, double glazed deep window, staircase to first floor and glazed panel door to -

SITTING ROOM:

11' 6" (3.51m) max x 10' 10" (3.3m)



Tubular radiator, slate fireplace surround with shaped hearth incorporating coal effect gas fire. Low level cupboards in recesses, two wall lights and double glazed deep window.



Under stairs cupboard with wall mounted gas-fired combination boiler, power point and vent for tumble dryer. Glazed panel door to -

DINING/KITCHEN:

14' 7" (4.44m) x 8' 5" (2.57m)



Range of Oak fronted wall and base units incorporating stainless steel sink with mono block chrome mixer tap, Neff four ring gas hob with built-under Neff electric grill and fan assisted oven. Integrated re-circulating hood, integrated fridge/freezer, and plumbing for automatic washing machine. Wall tiling to work surfaces and vertical tubular radiator.



From the dining area double glazed French doors open onto the rear garden.

From the Entrance Hall a staircase with inset low level lights rises to -

FIRST FLOOR

LANDING

BEDROOM 1 (REAR):

12' 1" (3.68m) x 8' 2" (2.49m)

Tubular radiator and three panel double glazed window.



BEDROOM 2 (FRONT):
11' 6" (3.51m) max x 8' 4" (2.54m)



Tubular radiator, three panel double glazed window, fitted cupboards with shelving above and desk/dressing table. Low-level cupboard.

BATHROOM:

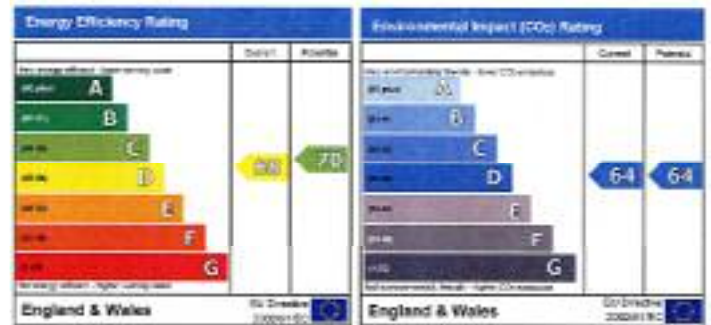


White suite of panelled bath with mixer tap and shower attachment, low-level W.C. and pedestal wash basin with mirror above and light with shaver point. Separate corner shower with tiled walls and fitted shower. Wall tiling above bath, two panel double glazed window with fitted shutters.

OUTSIDE:

To the front of the property is a gravelled area for parking and mature shrubs. To the rear is an enclosed garden with raised sun decked area and mature shrub borders.

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.

LOCAL AUTHORITY:

City of York Council, Tel: 01904 613161.

COUNCIL TAX:

An inspection of the Valuation Office's website on 19th August 2009 revealed a Band 'C' assessment.

VIEWING:

Strictly by appointment with the selling agents, Tel: 01904 679733.

DIRECTIONS:

Leave the York City Centre heading South on the A19 to Selby and the York Outer Ring Road. After approximately two miles at the end of Fulford Village Main Street, turn left into Fordlands Road where the property is situated a short distance on the right hand side.

IMPORTANT NOTICE:

These particulars which were prepared on 19th August 2009 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.

