



## **APPLETREE COTTAGE**

### **136 HESLINGTON LANE, FULFORD, YORK. YO10 5ND**

AN ATTRACTIVE, TRADITIONAL STYLE DETACHED HOUSE OFFERING WELL PROPORTIONED ACCOMMODATION TO INCLUDE TWO RECEPTION ROOMS, FOUR BEDROOMS, FIRST FLOOR BALCONY AND A NEWLY FITTED BATHROOM. THIS INDIVIDUAL HOUSE OCCUPIES A SOUGHT AFTER LOCATION WITHIN THE CATCHMENT AREA OF THE HIGHLY ACCLAIMED FULFORD SECONDARY SCHOOL. APPLETREE COTTAGE IS CONSIDERED IDEALLY SITUATED FOR ACCESS TO THE UNIVERSITY OF YORK AND CONSERVATION VILLAGE OF HESLINGTON  $\frac{3}{4}$  MILES, FULFORD GOLF CLUB  $\frac{1}{2}$  MILE AND WITHIN  $1\frac{1}{2}$  MILES OF THE YORK OUTER RING ROAD/A64 LEADING TO THE A1/M LINK ROAD MOTORWAY NETWORK AND LEEDS.

(DISTANCES APPROXIMATE).

**GUIDE PRICE: £330,000**

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## SUMMARY OF PRINCIPAL ACCOMMODATION

- \* ENTRANCE HALL \* SITTING ROOM \* DINING ROOM \* KITCHEN \*
- \* 4 BEDROOMS \* BEDROOM 4 PROVIDES ACCESS TO BALCONY \*
- \* NEWLY FITTED BATHROOM \* GAS-FIRED CENTRAL HEATING (EXCLUDING BEDROOM 4)
- UPVC DOUBLE GLAZED WINDOWS \* DOUBLE CAR PORT WITH PITCHED TILED ROOF \*
- \* DOUBLE DRIVE WITH VEHICLE PARKING \* FRONT GARDEN \*

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL:

**14' 9" (4.5m) x 6' 4" (1.93m).** Double panelled radiator, recessed display and glazed panelled double doors opening to –

##### SITTING ROOM:

**23' 2" (7.06m) x 12' 7" (3.84m).**



Ceiling coving and two ceiling roses, two double panelled radiators, recessed display, period style fireplace surround with raised tiled hearth. Point for two wall lights and four picture lights. uPVC double glazed bow window and uPVC double glazed French door.

##### DINING ROOM:

**12' 10" (3.91m) x 8' 7" (2.62m).**



Double doors opening to Entrance Hall, double panelled radiator, uPVC double glazed window, point for two wall lights and arched opening to –

##### KITCHEN:

**16' 5" (5m) max x 7' 7" (2.31m) narrowing to 4' 6" (1.37m).**



Range of Oak faced wall and base units incorporating 1¼ bowl inset sink, integrated dishwasher, washing machine and fridge. Stove stainless steel four ring gas hob with integrated re-circulating hood above and built-in electric oven with grill above. Radiator, wall tiling to work surfaces, uPVC double glazed window and door to car port.

##### INNER LOBBY:

##### CLOAKROOM:

Low-level W.C., corner wash basin and wall mounted gas-fired central heating boiler.

From the Entrance Hall and open tread staircase with matching balustrade and handrail, rises to –

#### FIRST FLOOR

##### GALLERIED LANDING:



**BEDROOM 1 (FRONT):**

**12' 8" (3.86m) x 10' 10" (3.3m).** Range of fitted wardrobes with cupboards above and dressing top with drawers below. Double panelled radiator and uPVC double glazed window.

**BEDROOM 2 (REAR):**

**12' 7" (3.84m) x 12' 0" (3.66m).**



Double panelled radiator and uPVC double glazed window.

**BEDROOM 3 (FRONT):**

**12' 8" (3.86m) reducing to 6' 9" (2.06m) x 8' 8" (2.64m) reducing to 5' 6" (1.68m).** uPVC double glazed window and double panelled radiator.

**BEDROOM 4 (SIDE):**

**10' 1" (3.07m) x 7' 7" (2.31m).** Door opening to –

**BALCONY:**

**13' 0" (3.96m) x 10' 0" (3.05m).**

**BATHROOM:**

**9' 4" (2.84m) x 7' 7" (2.31m).**



Newly fitted white suite of shaped panelled bath with fitted shower and shaped shower screen, built-in low level W.C. and vanity wash basin. Radiator towel rail and tiled walls. Linen cupboard with radiator.

**OUTSIDE:**

To the front of the property is a low boundary wall with lawn, shrub beds and ornamental trees beyond. A block

paved double driveway provides parking for several vehicles and leads to **DOUBLE CAR PORT** with pitched tiled roof. Timber garden shed.

**GENERAL INFORMATION****LOCAL AUTHORITY:**

City of York Council, Tel: 01904 613161.

**COUNCIL TAX:**

We are verbally informed by the Local Authority that the property falls within Band 'E'.

**VIEWING:**

Strictly by appointment with the sole selling agent, 01904 679733.

**DIRECTIONS:**

Leave the York City Centre on the A19 South to Selby. After approximately 2 miles turn left at the traffic lights into Heslington Lane. Continue to the end of Heslington Lane where the property is situated on the right hand side.

**IMPORTANT INFORMATION:**

These particulars which were prepared on 14<sup>th</sup> March 2007 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.

