



2 FULFORDGATE, FULFORD, YORK. YO10 4LY

THIS DELIGHTFUL, TRADITIONAL SEMI-DETACHED HOUSE WITH TWO DOUBLE BEDROOMS FEATURES WELL STOCKED GARADENS TO THE FRONT, SIDE AND ENCLOSED REAR GARDEN, IS CONSIDERED TO OFFER FURTHER POTENTIAL FOR EXTENSION (SUBJECT TO CONSENTS) AND IMPROVEMENT.

SITUATED CLOSE TO THE HIGHLY REGARDED FULFORD SECONDARY SCHOOL, THE PROPERTY OCCUPIES A SOUGHT AFTER LOCATION IN THIS POPULAR RESIDENTIAL AREA WHICH PROVIDES CONVENIENT ACCESS TO THE UNIVERSITY OF YORK 1 MILE, CITY CENTRE 1¼ MILES AND YORK OUTER RING ROAD (A64) 1¼ MILES, WHICH LEADS TO THE A1M AND LEEDS. (DISTANCES APPROX.)

GUIDE PRICE: £195,000

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SUMMARY OF PRINCIPAL ACCOMMODATION

* ENTRANCE HALL * SITTING ROOM * DINING/LIVING ROOM * KITCHEN *
* TWO DOUBLE BEDROOMS * BATHROOM & W.C. * GAS-FIRED CENTRAL HEATING *
* DETACHED BRICK FORMER GARAGE * WELL STOCKED GARDENS TO THE FRONT SIDE AND REAR *

ACCOMMODATION

GROUND FLOOR

Side entrance via glazed panel door to -

ENTRANCE HALL:

Single panel radiator, under stairs cupboard, walk-in store cupboard and glazed panel door to -

SITTING ROOM:

12' 0" (3.66m) into splay bay window x 13' 10" (4.22m) into recess.



Brick fireplace with tiled hearth, T.V. point, side window and double panel radiator.

DINING/LIVING ROOM:

13' 11" (4.24m) into recess x 10' 5" (3.18m).



Double panel radiator, brick fireplace with tiled hearth and brass surround to coal effect gas fire with Baxi back boiler. Two windows, glazed panel door to both Entrance Hall and Kitchen.

KITCHEN:

13' 10" (4.22m) x 6' 11" (2.11m).



Range of wall and base units, stainless steel sink, space for washing machine and tiling to work surfaces. Double panel radiator, point for electric cooker, ceramic tiled floor. Expelair extractor fan, part glazed panel entrance door, window with view of garden and side window.

From the Entrance Hall a staircase with balustrade of squared painted spindles and handrail rises to -

FIRST FLOOR

LANDING:

Point for wall light.

BEDROOM 1 (FRONT):

12' 7" (3.84m) into splay bay window x 12' 8" (3.86m) plus recess.



Double panel radiator, recess cupboard and side window.

BEDROOM 2 (REAR):

12' 8" (3.86m) plus recess x 10' 5" (3.18m).



Double panel radiator, window and recessed cupboard.

BATHROOM:

Pine panelled bath with fitted Aqualisa shower, pedestal wash basin and low-level W.C., tiled wall, single panel radiator, window and cupboard with hot water cylinder and immersion heater.

OUTSIDE:



To the front is a brick boundary wall, lawn with mature shrub beds and double wrought iron gates leading onto a concrete driveway with well stocked side garden. The **DETACHED BRICK FORMER GARAGE** has been partitioned to form a **SUN ROOM** with uPVC double glazed French door and side windows overlooking the rear garden. A personal wrought iron gate leads to flagged patio with enclosed rear garden of lawn with mature shrub and flower bed.

GENERAL INFORMATION

LOCAL AUTHORITY:

City of York Council, Tel: 01904 613161.

COUNCIL TAX:

An inspection of the Valuation Office's website on 21st October 2009 revealed a Band "C" assessment.

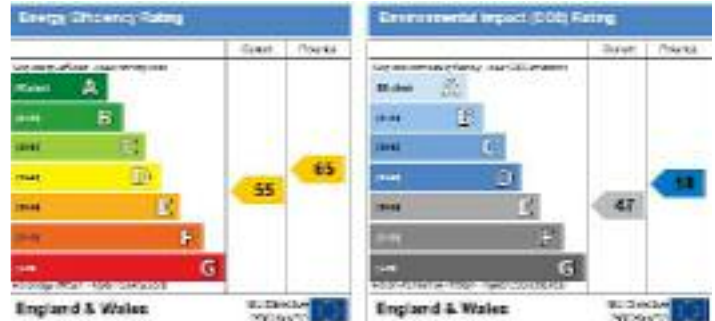
VIEWING:

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

DIRECTIONS:

Leave the York City Centre on the A19 south to the outer ring road (A64) and Selby. After approximately two miles, as you approach Fulford Village, turn left at the traffic lights into Heslington Lane. Take the second turning on the right into Fulfordgate where the property is situated immediately on the right hand side.

ENERGY PERFORMANCE GRAPHS:



The energy efficiency rating is a measure of a home's energy efficiency. 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

FLOORPLANS:



The floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced using The Mobile Agent.

IMPORTANT NOTICE:

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