



41 MOORLAND ROAD, FULFORD, YORK. YO10 4HF

SITUATED WITHIN 1½ MILES OF THE UNIVERSITY OF YORK AND 1½ MILES FROM YORK'S HISTORIC AND COMMERCIAL CENTRE, THIS SPACIOUS AND EXTENDED END OF TERRACED HOUSE WITH FIVE FIRST FLOOR BEDROOMS IS CONSIDERED IDEAL FOR INVESTMENT PURPOSES OR A FAMILY HOME.

(DISTANCES APPROXIMATE)

THE PROPERTY IS SITUATED WITHIN A POPULAR RESIDENTIAL AREA OFF FULFORD ROAD WHICH GIVES ACCESS TO THE CITY CENTRE, YORK OUTER RING ROAD (A64) LEADS TO THE A1M AND LEEDS AND IS WITHIN THE CATCHMENT AREA OF THE HIGHLY REGARDED FULFORD SECONDARY SCHOOL.

GUIDE PRICE: £195,000

95 Main Street, Fulford, York YO10 4PN

T: 01904 679733 F: 01904 679687

E: enquiries@blacksproperty.com

SUMMARY OF PRINCIPAL ACCOMMODATION

- * ENTRANCE LOBBY * THROUGH SITTING ROOM TO DINING ROOM * KITCHEN * UTILITY ROOM *
- * FIVE BEDROOMS ONE WITH EN-SUITE W.C. * BATHROOM *
- * GAS CENTRAL HEATING (EXCLUDING UTILITY ROOM) *
- * UPVC DOUBLE GLAZED WINDOWS (EXCLUDING UTILITY ROOM) *
- * INTEGRAL GARAGE * ENCLOSED SPLIT LEVEL REAR GARDEN * (SEE NOTES)

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY:

Aluminium double glazed door and single panel radiator.

THROUGH SITTING ROOM/DINING ROOM



SITTING ROOM:

12' 5" (3.78m) x 12' 9" (3.89m).

Adam style fireplace surround with marble interior and coal effect gas fire (does not work). Single panel radiator and uPVC double glazed window.



Extending to -

DINING ROOM:

8' 4" (2.54m) x 7' 7" (2.31m). uPVC double glazed window and single panel radiator.



KITCHEN:

8' 0" (2.44m) x 7' 6" (2.29m).



Range of wall and base units with stainless steel sink and wall tiling above work surfaces. Space and point for electric/gas cooker, Expelair extractor fan, radiator and open cupboard with shelving. Glazed door to -

UTILITY ROOM:

16' 0" (4.88m) x 6' 0" (1.83m). Base unit with five cupboards, plumbing for washing machine and dishwasher. Door to garage and door opening onto patio.

From the Entrance Lobby a staircase rises to

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT):

10' 9" (3.28m) x 9' 1" (2.77m) into recess.



Incorporating fitted wardrobes with cupboards above and dressing table with drawers below. Single panel radiator and uPVC double glazed window.

BEDROOM 2 (REAR):

10' 0" (3.05m) x 9' 2" (2.79m) (to include low level en-suite w.c.). Wardrobes, single panel radiator and uPVC double glazed window.

BEDROOM 3 (FRONT):

6' 0" (1.83m) x 7' 4" (2.24m). Single panel radiator and uPVC double glazed window. The metal framed bunk bed and desk below are included in the sale.

BEDROOM 4 (REAR):

11' 10" (3.61m) x 8' 0" (2.44m).



Fitted wardrobe, high level wall cupboards, single panel radiator and uPVC double glazed window.

BEDROOM 5 (FRONT):

9' 0" (2.74m) max x 8' 0" (2.44m) max overall and 'L' shaped. Single panel radiator and uPVC double glazed window.

BATHROOM:

Panelled bath with electric shower, pedestal wash basin, wall cabinet, radiator and uPVC double glazed window. Tiled walls and floor.

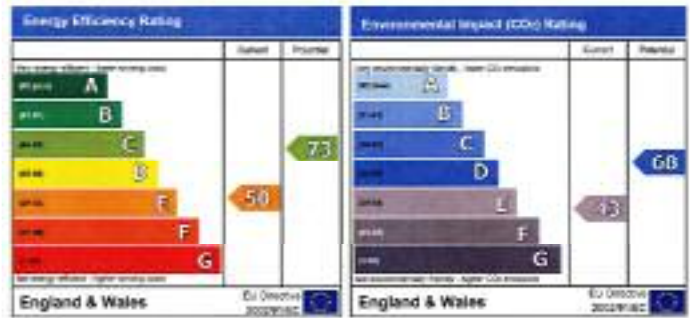
OUTSIDE:

At the front of the property double wrought iron entrance gates lead to concrete drive and **GARAGE 21' 0" (6.4m) x 8' 1" (2.46m)**, wall mounted gas-fired central heating boiler, light and power. A wrought iron single gate leads to front garden with mature shrubs.

To the rear is an enclosed garden of raised flagged patio with steps to lower garden area laid to lawn - see note.

GENERAL INFORMATION

ENERGY PERFORMANCE GRAPHS:



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.

NOTE:

The lower area of garden is not included in the freehold sale and is occupied by way of agreement in favour of the Vendor from the Secretary of State for Defence at an annual rental of £1.00. A copy of the agreement is available for inspection at the Selling Agents office.

LOCAL AUTHORITY:

City of York Council, Tel: 01904 613161.

COUNCIL TAX:

An inspection of the Valuation Office's website on 7th October 2009 revealed a Band "B" assessment.

VIEWING:

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

DIRECTIONS:

Leave the York City Centre heading south on the A19 to the York Outer Ring Road (A64) and Selby. After approximately 1½ miles turn left into Moorland Road where the property is located towards the end on the left hand side.

IMPORTANT NOTICE:

These particulars which were prepared on 7th October 2009 with front photo taken on 4th November 2009 and 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.

