



4 FULFORD MEWS, FULFORD YORK. YO10 4QB

A BEAUTIFULLY PRESENTED MEWS PROPERTY WITH LUXURY BATHROOM, COMPREHENSIVELY FITTED KITCHEN AND FITTED MASTER BEDROOM, INCORPORATING A NUMBER OF INTERESTING FEATURES INCLUDING MOULDED CEILING CORNICES AND CEILING ROSES TO PROVIDE A DISTINCTIVE HOME OF QUALITY IN A POPULAR CONSERVATION AREA CLOSE TO MAIN STREET, FULFORD. FULFORD MEWS COMPRISES TWO PRIVATE COURTYARDS OF ONLY EIGHT PROPERTIES AND NUMBER 4, WITH ACCOMMODATION ARRANGED OVER TWO FLOORS, BENEFITS FROM AN ENTRANCE ON TO BOTH, AND PROVIDES AN INTEGRAL GARAGE WITH ACCESS ONTO THE FIRST COURTYARD. AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

GUIDE PRICE: £249,500

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THE PROPERTY IS CONSIDERED IDEALLY LOCATED FOR ACCESS TO THE YORK CITY CENTRE, 2½ MILES, WITH ITS HISTORIC CENTRE, EXCELLENT TRAIN SERVICES TO LONDON KINGS CROSS, THE UNIVERSITY OF YORK, 1¼ MILES AND IS WITHIN THE CATCHMENT AREA OF THE HIGHLY REGARDED FULFORD SECONDARY SCHOOL. BEING WITHIN A ¼ MILE OF THE YORK OUTER RING ROAD (A64) IT PROVIDES CONVENIENT ACCESS TO THE A1 LEADING TO THE M1 MOTORWAY NETWORK AND LEEDS. (DISTANCES APPROXIMATE)

SUMMARY OF PRINCIPAL ACCOMMODATION

* ENTRANCE LOBBY * ENTRANCE HALL * SHOWER ROOM/W.C. * SITTING ROOM * DINING ROOM * FITTED KITCHEN *
* LANDING * 2 BEDROOMS * BATHROOM - SHOWER CUBICLE - W.C. * GAS-FIRED CENTRAL HEATING * GARAGE *

GROUND FLOOR

ENTRANCE LOBBY:

6' 0" (1.83m) x 4' 8" (1.42m). Entrance door with frosted panel side screen, frosted part glazed door and multi-paned side panel.

ENTRANCE HALL:

16' 2" (4.93m) x 6' 1" (1.85m). Moulded ceiling cornice and rose, radiator, laminate flooring and under stairs cupboard.

SHOWER ROOM/W.C.:

White suite comprising low-level W.C., wash hand basin with mirror and light over. Built-in shower cubicle with tiled walls and light, cupboards incorporating gas-fired combination boiler.

SITTING ROOM:

16' 5" (5m) x 15' 6" (4.72m).



Multi panelled door to courtyard and bow window. Laminate flooring, attractive brushed steel ornate fire surround with electric coal effect fire, two moulded ceiling roses, moulded cornice, radiator and glazed panelled double doors opening to -

DINING ROOM:

10' 8" (3.25m) x 6' 10" (2.08m). Laminate floor, moulded ceiling cornice and rose. Open archway to Kitchen.



FITTED KITCHEN:

13' 4" (4.06m) x 10' 8" (3.25m).



Comprehensive range of Lined Oak finish wall and base units incorporating 1¼ bowl ceramic sink, integrated fridge/freezer, dishwasher space and plumbing for washer, fitted electric oven and four ring ceramic hob with stainless steel extractor hood. Tiled walls to work surfaces, range of matching wall units with two display cabinets having glazed doors, moulded ceiling and rose, recessed ceiling lights and multi-glazed panelled window.

From the Entrance Hall a turning staircase with balustrade of painted spindle and handrail rises to -

FIRST FLOOR

LANDING:

Moulded ceiling and rose.

BEDROOM 1:

13' 9" (4.19m) x 10' 9" (3.28m).



Range of fitted furniture comprising corner wardrobe with open display shelving, further wardrobe with 5 height and 3 height chest of drawers and 2 low level bedside drawers. Radiator, moulded cornice and ceiling rose.

BEDROOM 2:

11' 4" (3.45m) max x 9' 7" (2.92m).

Radiator, moulded cornice and ceiling rose.

BATHROOM:



White suite comprising free standing roll top bath with claw feet and shower attachment, pedestal wash basin and low-level W.C., recessed ceiling lights, laminate flooring, heated towel rail and ceiling rose. Shower cubicle with ornate shower head and ceiling light.

OUTSIDE:



The property is accessed to the front via a communal courtyard and to the rear via a further communal courtyard which also leads to **INTEGRAL GARAGE 15' 7" (4.75m) x 8' 11" (2.72m)** with light and power.

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.

FLOOR PLANS



Total area approx. 1049.1 sq.ft. These layout plans are for illustration only, they are not to scale and should not be used for the purpose of taking measurements

NOTE:

An annual service charge is payable relating to the courtyards and details are available from the Selling Agent.

LOCAL AUTHORITY:

City of York Council, tel: 01904 613161.

COUNCIL TAX:

An inspection of the Valuation Office's website on 11th May 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 York Outer Ring Road and Selby. After approximately two miles continue through Fulford village taking the turning left into Fordlands Road and immediately left into Fulford Mews.

IMPORTANT NOTICE:

These particulars which were prepared on 11th May 2009 and amended on 11th November 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.

