



8 CORNWALL DRIVE, FULFORD, YORK. YO10 4LG

LYING WITHIN APPROXIMATELY 1 MILE OF THE UNIVERSITY OF YORK, THIS TRADITIONAL SEMI-DETACHED HOUSE IS CONSIDERED IDEAL FOR INVESTMENT BUYERS (SUBJECT TO CONSENTS) OR FOR OWNER OCCUPATION. THE PROPERTY FEATURES A GOOD SIZED REAR GARDEN, ENJOYS A CUL-DE-SAC LOCATION CLOSE TO FENBY SPORTS FIELD, LIES WITHIN THE CATCHMENT AREA OF THE HIGHLY REGARDED FULFORD SECONDARY SCHOOL AND IS CONVENIENT FOR ACCESS TO A RANGE OF LOCAL AMENITIES.

GUIDE PRICE: £183,500

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SUMMARY OF PRINCIPAL ACCOMMODATION

- * ENTRANCE HALL * SITTING ROOM * DINING ROOM * KITCHEN * 3 BEDROOMS *
- * BATHROOM WITH BATH AND SEPARATE SHOWER * GARDEN * UPVC DOUBLE GLAZED WINDOWS *
- * MAJORITY GAS-FIRED CENTRAL HEATING * USEFUL BOARDED LOFT STORAGE *
- * LAWNED REAR GARDEN *

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

12' 3" (3.73m) x 5' 6" (1.68m) (to include staircase).



uPVC front door, laminate floor and radiator. uPVC double glazed three panel window.

SITTING ROOM:

11' 4" (3.45m) x 12' 8" (3.86m) into five panel uPVC double glazed splayed bay window.



Single panel radiator and point for three wall lights.

KITCHEN:

8' 7" (2.62m) max x 8' 1" (2.46m) max. Wall cupboard, base unit incorporating inset sink with mono block mixer tap, plumbing for automatic washer, space for electric cooker and re-circulating hood above. Further base unit with space below for fridge. Wall mounted gas-fired heating boiler, three panel uPVC double glazed window, uPVC entrance door with double glazed upper panel and part tiled walls.



DINING ROOM:

8' 9" (2.67m) x 8' 1" (2.46m) plus door recess.



Laminate floor and uPVC double glazed French doors to rear garden.

From the Entrance Hall a staircase with turned spindle balustrade and matching handrail rises to -

FIRST FLOOR

LANDING:

Turned spindle balustrade with matching handrail, three panel uPVC double glazed window, folding ladder access to boarded roof space with light and providing useful storage area.

BEDROOM 1 (FRONT):

10' 11" (3.33m) x 9' 0" (2.74m). Recessed wardrobes and shallow cupboards, single panel radiator and three panel uPVC double glazed window.

BEDROOM 2 (REAR):

9' 4" (2.84m) x 9' 2" (2.79m) widening to 10' 8" (3.25m). Single panel radiator and three panel uPVC double glazed window.

BEDROOM 3 (FRONT):

7' 7" (2.31m) x 6' 3" (1.9m). Single panel radiator and three panel uPVC double glazed window.

BATHROOM:

Panelled bath with mixer tap, pedestal wash basin with mixer tap, low-level W.C., single panel radiator and three panel uPVC double glazed window. Corner shower with tiled walls and electric shower.

OUTSIDE:



(Garden viewed from Bedroom 2)

The front garden is gravelled with brick lined raised flower bed and concrete drive to garage. (NOTE: access to garage is via personal door and a garage door will need to be fitted for vehicle use). To the rear of the property is a good sized enclosed garden with flagged patio and lawn beyond.

FLOOR PLANS:



This floor layout is for illustration purposes only. It is not to scale and should not be relied upon for the taking of measurements.

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.

GENERAL INFORMATION

LOCAL AUTHORITY:

City of York Council, Tel: 01904 613161.

COUNCIL TAX:

An inspection of the Valuation Office website on 16th June 2010 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 Selby. After approximately 1½ miles turn left at the traffic lights into Broadway and take the first right into Anson Drive. Take the first left into Danum Road and second right into Cornwall Drive where the property is situated on the right hand side.

IMPORTANT NOTICE:

These particulars which were prepared on 16th June 2010 and amended 27th October 2010 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.

