



## **6 DAIRY FARM COURT, MAIN STREET, FULFORD, YORK. YO10 4PN**

A CHARMING INDIVIDUAL HOUSE FORMING PART OF AN ATTRACTIVE SMALL COURTYARD DEVELOPMENT SITUATED OFF MAIN STREET WITHIN THE CONSERVATION AREA OF THIS POPULAR VILLAGE 2 MILES FROM THE CITY CENTRE AND ½ A MILE FROM THE A64, YORK OUTER RING ROAD. LYING WITHIN 1½ MILES OF THE UNIVERSITY OF YORK THE PROPERTY IS CONSIDERED IDEAL FOR INVESTMENT OR OWNER OCCUPATION. (DISTANCES APPROXIMATE). THE PROPERTY PROVIDES ACCOMMODATION OVER THREE FLOORS TO INCLUDE A SUPERB NEWLY FITTED KITCHEN, GOOD SIZED SITTING/DINING ROOM, 3 BEDROOMS AND VEHICLE PARKING.

**GUIDE PRICE: £229,000**

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## SUMMARY OF PRINCIPAL ACCOMMODATION

\* ENTRANCE HALL \* SITTING/DINING ROOM \* NEWLY FITTED BREAKFAST KITCHEN \*  
\* 3 BEDROOMS \* NEWLY FITTED BATHROOM \* UPVC DOUBLE GLAZED WINDOWS \*  
\* GAS FIRED HEATING \* VEHICLE PARKING \* SMALL FRONT GARDEN \*

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL:

**14' 8" (4.47m) x 4' 0" (1.22m).** Wood effect uPVC front door with part coloured leaded light upper part, radiator, polished Oak floor and door to lower ground floor.

##### SITTING/DINING ROOM:

**19' 11" (6.07m) x 11' 11" (3.63m).**



Exposed brick feature wall with matching brick fireplace with raised hearth. Polished Oak floor, T.V. point, double panel radiator, uPVC double glazed window and recessed ceiling lights.

##### BEDROOM 3:

**10' 9" (3.28m) x 7' 10" (2.39m) max.**

Radiator and uPVC double glazed window.

From the Entrance Hall - door with open tread stairs and square painted spindle balustrade, two uPVC windows, leads to -

#### LOWER GROUND FLOOR

##### BREAKFAST KITCHEN:

**13' 5" (4.09m) x 12' 5" (3.78m).**

Newly fitted kitchen with range of base units having granite work surfaces, inset stainless steel sink, soft closing drawers, corner drawers and pan cupboards below. Matching range of wall cupboards. Electric cooker with four ring ceramic hob, separate grill and fan assisted oven below. Further matching wall mounted display cabinet with downlighting, two glazed doors and drawers below. Laminate flooring, recessed ceiling lights and radiator.



From the Entrance a staircase with painted spindle balustrade rises to

#### FIRST FLOOR

##### LANDING:

uPVC double glazed window and radiator. Linen cupboard with wall mounted gas-fired central heating boiler.

##### BEDROOM 1:

**12' 11" (3.93m) (measured at 5 ft. height) plus recess with uPVC double glazed window x 8' 8" (2.68m) reducing to 8' 0" (2.43m).** Double radiator.

##### BEDROOM 3:

**5' 2" (1.57m) (measured at 5 ft. height) plus recess with uPVC double glazed window x 7' 9" (2.36m).** Radiator.

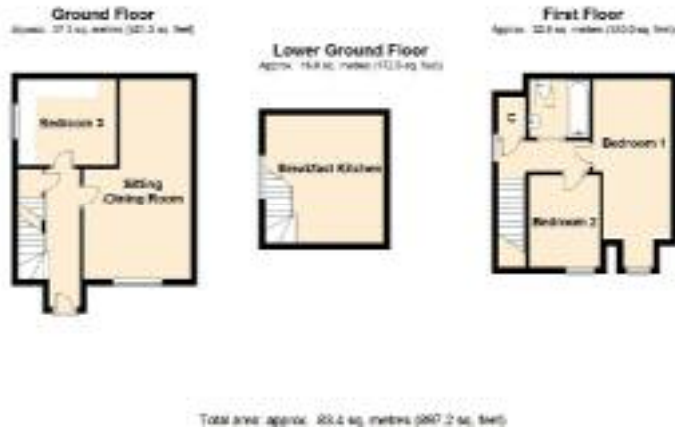
##### BATHROOM:

Newly fitted white suite with contemporary style fittings, tiled panelled bath with mixer tap, low-level W.C., contemporary style rectangular wash basin with mixer tap and wall mirror above with two fitted lights. Wall mounted horizontal railed towel rail, tiled walls to bath area and part tiled walls, Velux roof light, recessed ceiling light above bath and folding doors.

##### OUTSIDE:

The property is approached from Main Street to an enclosed courtyard. To the front and one side of the property is an enclosed area with picket fencing to provide vehicle parking and small garden area.

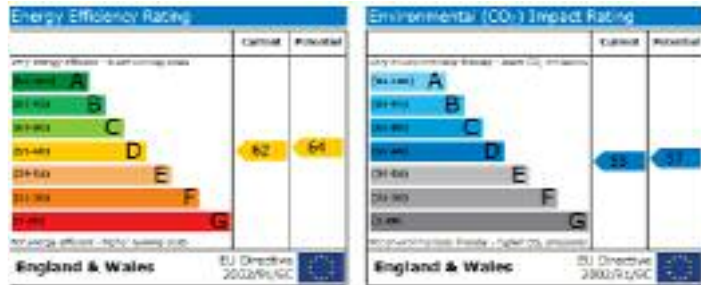
## FLOOR PLANS:



These layout floor plans are for illustration only. They are not to scale and should not be relied upon for the taking of measurements.

## 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 (CO<sub>2</sub>) emission. The higher the rating, the less impact it has on the environment.

## LOCAL AUTHORITY:

City of York Council, Tel: 01904 613161

## COUNCIL TAX:

An inspection of the Valuation Office's website on 23<sup>rd</sup> March 2010 revealed a Band 'D' 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 2 miles continue to Fulford Village Main Street where Dairy Farm Court is on the left hand side just before the Bay Horse Inn. The property is situated to the rear of the development in the second courtyard.

## IMPORTANT NOTICE:

These particulars which were prepared on 23<sup>rd</sup> March 2010 and amended on 22<sup>nd</sup> April 2010 and 6<sup>th</sup> 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.



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