



## **17 LOW MOOR AVENUE, FULFORD, YORK. YO10 4NH**

A DECEPTIVELY SPACIOUS SEMI-DETACHED BUNGALOW WHICH HAS BEEN IMPROVED BY THE PRESENT OWNERS TO PROVIDE FLEXIBLE FOUR-BEDROOMED ACCOMMODATION. THE PROPERTY HAS DELIGHTFUL DESIGNER-LANDSCAPED GARDENS TO THE FRONT AND REAR (ENCLOSED). THE REAR OF THE PROPERTY COMMANDS VIEWS OVER SCHOOL PLAYING FIELDS. THE BUNGALOW IS LOCATED IN A CUL-DE-SAC WITHIN THE POPULAR FULFORD AREA, WHICH IS  $\frac{3}{4}$  MILE FROM THE UNIVERSITY OF YORK AND IN OUR OPINION ONLY A SHORT DISTANCE FROM THE HIGHLY REGARDED FULFORD AND HESLINGTON SCHOOLS.

**GUIDE PRICE: £237,500**

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## SUMMARY OF PRINCIPAL ACCOMMODATION

- \* ENTRANCE LOBBY \* KITCHEN \* SITTING ROOM/DINING AREA \* STUDY/DRAWING ROOM \*
- \* GROUND FLOOR BEDROOM \* SHOWER ROOM \* TWO DORMER BEDROOMS \*
- \* BATHROOM \* GAS HEATING \* UPVC DOUBLE GLAZED WINDOWS \*
- \* GARAGE \* ENCLOSED DESIGNER REAR GARDEN \*

### ACCOMMODATION

#### GROUND FLOOR

##### COVERED ENTRANCE PORCH:

Half uPVC double glazed door to -

##### ENTRANCE LOBBY:

Single panel radiator and solid bamboo flooring, hat and coat rack.

##### KITCHEN:

10' 4" (3.15m) x 7' 0" (2.13m) max.



Shaker style wall and base units incorporating 1½ bowl stainless steel sink with mono block mixer tap, stainless steel four ring gas hob with stainless steel chimney hood above and built-under stainless steel fan assisted electric oven. Plumbing for automatic washer, cupboard with wall mounted gas-fired combi boiler and recessed storage cupboard. Part tiled wall to work surface, uPVC double glazed windows and solid bamboo floor. 3 spot light fitting.

##### SITTING ROOM:

17' 7" (5.36m) x 12' 9" (3.89m).



Double panel radiator. Re-claimed Oak surround fireplace with slate hearth. Pine staircase to upstairs rooms.

##### BEDROOM 1:

11' 9" (3.58m) x 10' 8" (3.25m) (to wardrobe back).



Three double door fitted wardrobes, double panel radiator and uPVC double glazed window.

##### STUDY/BEDROOM 2:

8' 9" (2.67m) x 8' 3" (2.51m).



uPVC double glazed French doors opening to rear garden. Double panel radiator. T.V. ariel socket.

##### SHOWER ROOM:

Corner shower with sliding doors, fitted power shower and tiled walls, pedestal wash basin, low-level W.C. Chrome ladder radiator and uPVC double glazed window with fitted wooden Venetian blind. Tiled floor.

##### FIRST FLOOR ACCOMMODATION:

Velux roof light over stairway.

##### LANDING:

With doors either side leading to Bedroom 3 and Bedroom 4/Study Area, connecting to a 'Jack and Jill' bathroom.

**BEDROOM 3:**  
10' 4" (3.15m) x 9' 10" (3m).



uPVC double glazed window, radiator, laminated flooring. Pine door to bathroom.

**BEDROOM 4:**  
9' 2" (2.79m) x 6' 1" (1.85m) (measured at 5ft. height) plus eaves space. Access to under-eaves large storage cupboard. Velux roof light. Pine door to bathroom also laminated floor.

**BATHROOM:**



White suite comprising of panelled bath with mono-bloc mixer tap and shower attachment, pedestal wash basin and low-level W.C. Tiled floor and double glazed oblique window.

**FLOOR PLANS:**



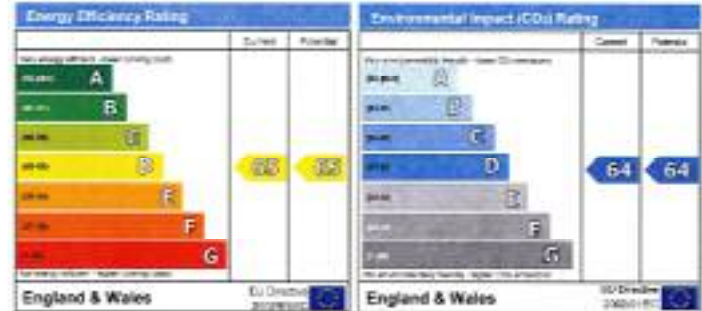
Total area approx 255.6 sq feet.

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

**OUTSIDE:**

The open plan front garden is stocked with low maintenance perennial shrubs. A Sorbus and small Prunus tree give height to the planting scheme and contribute to year round interest. A concrete drive leads to the Garage and the gated rear garden. The enclosed, sheltered courtyard area has also been designed for ease of maintenance comprising of galvanised steel raised beds planted with vegetables, salad crops, fruit, flowers and herbs.

**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.

**GENERAL INFORMATION**

**LOCAL AUTHORITY:**

City of York Council, Tel: 01904 613161.

**COUNCIL TAX:**

An inspection of the Valuation Office's website on 16<sup>th</sup> June 2010 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 to Fulford. After approximately 2 miles turn left into Heslington Lane. Take the fourth turning right into Heath Moor Drive and then second right into Low Moor Avenue - follow the road to the right into the cul-de-sac where the property is situated at the end on the left hand side.

**IMPORTANT NOTICE:**

These particulars which were prepared on 16<sup>th</sup> June 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.

