



HONEYSUCKLE COTTAGE
83A MAIN STREET, FULFORD, YORK. YO10 4PN

GUIDE PRICE: £165,000

95 Main Street, Fulford, York YO10 4PN
T: 01904 679733 F: 01904 679687
E: enquiries@blacksproperty.com

www.blacksproperty.com

Incorporating a number of attractive features including brick Inglenook fireplace, oak flooring to sitting/dining room and beamed ceilings, this charming cottage is situated in a conservation area behind Main Street in the popular village of Fulford. The property is considered ideally located for access to the A64 York outer ring road (¾ miles), the University of York (1¼ miles), York City Centre (1¾ miles) and is within the catchment area of the highly regarded Fulford Secondary School. (Distances approximate).

Off-street parking can be acquired by separate negotiation - see Outside.

ACCOMMODATION GROUND FLOOR

BREAKFAST KITCHEN:

15' 5" (4.7m) (average) x 9' 10" (3m).



Range of wall and base units incorporating 1¼ sink with mixer tap, wall tiling to work surfaces and plumbing from washing machine. Further base units with glazed wall cupboards above. Tiled cooker recess with part tiled canopy above. Double panel radiator, leaded light window, stable entrance door and tiled floor. Recess with wall mounted gas-fired central heating boiler.

SITTING/DINING ROOM:

20' 4" (6.2m) x 15' 11" (4.85m). Two leaded light and one plain glazed window, two radiators, brick inglenook fireplace with inset beam and tiled hearth. Beam ceiling with 2 matching pillars. Timber flooring.

From the Sitting/Dining Room a staircase rises to -

FIRST FLOOR

LANDING:

Double glazed window and airing cupboard with hot water cylinder.

BEDROOM 1:

13' 8" (4.17m) to wardrobe back x 13' 0" (3.96m).

Leaded light windows, built-in wardrobes, recessed store cupboard and radiator. Access to possible further **BEDROOM/DRESSING ROOM: 16' 0" (4.88m) x 7' 2" (2.18m)** with radiator, window and ceiling beams.

BEDROOM 2:

9' 11" (3.02m) x 8' 11" (2.72m). Leaded light window, radiator and recessed wardrobe.

SHOWER ROOM:

Tiled walls, corner shower with fitted shower, low-level W.C., pedestal wash basin, radiator, laminate floor and window.

OUTSIDE:

Although with no garden ground or car parking, which is available on Main Street, to the side of the property is an area of ground with planning consent for the erection of the three bedroom house. The owner is prepared, by separate

negotiation to sell this for either garden or parking use or to provide a parking area in front of the property.

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.

LOCAL AUTHORITY:

City of York Council, Tel: 01904 613161.

COUNCIL TAX:

An inspection of the Valuation Office's website on 16th August 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 heading south to the Outer Ring Road (A64) and Selby. After approximately 2 miles continue through Fulford village where the property is situated behind 81/85 Main Street.

IMPORTANT NOTICE:

These particulars which were prepared on 16th August 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.