



## Main Street, Fulford, York Offers Over £350,000

\*\*\*BEST AND FINALS BY 21st JUNE AT 12.00PM\*\*\*

Constructed circa 1905, we offer for sale this period detached residence sitting within generous grounds offered for sale with vacant possession and no onward chain.





Offering an ideal opportunity for those looking to mark their own stamp upon a property, we offer for sale this spacious three bedroomed detached home which is superbly positioned to offer quick and easy access to York, the A64 and the A19. Importantly, the property sits within the catchment for Fulford Secondary School and enjoys good local amenities close by and is therefore likely to appeal to both young and mature professionals, families as well as DIY enthusiasts.



On entering the property, a reception hall offers stairs to the first floor accommodation with two doors leading off into both ground floor reception rooms.

The principal reception room provides an ideal sitting room with natural light gained via a south facing large bay window with feature fireplace having an open fire.

A further ground floor reception room presents a dining room which boasts a dual aspect with feature fireplace and gas fire.



The kitchen comprises a range of wall and base fitted units to four sides with fitted preparation surfaces incorporating a gas hob, stainless steel sink unit, built in oven and door to the garden. In addition is a wall mounted combi boiler.

To the first floor, a central landing with split level window gives access into three well-proportioned bedrooms which are served by a house bathroom which comprises a three piece suite having panelled bath with shower over, low flush WC along with a pedestal hand wash basin.

To the outside, the property sits within surrounding mature front and rear gardens with rear driveway offering ample off street parking.



Tenure: Freehold

Services: Mains water, electricity and drainage are understood to be installed to the property.

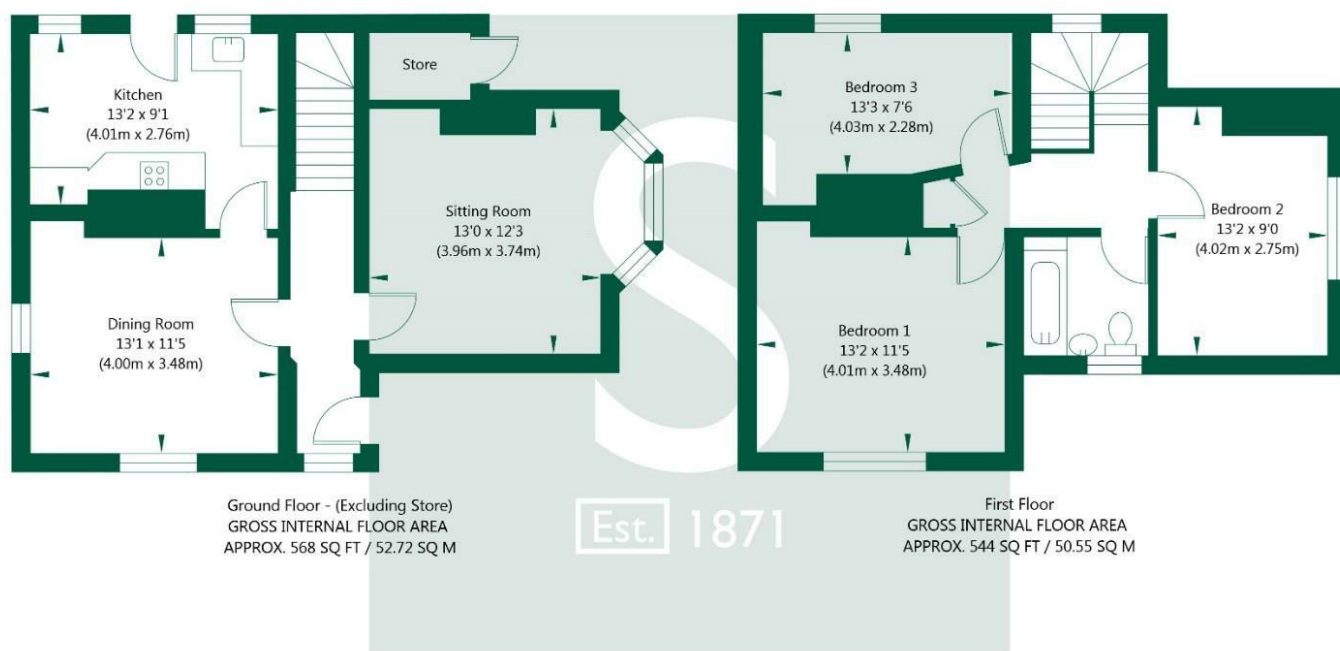
EPC: 47 (E)

Council Tax: City of York - Band E

Viewings: Strictly via the selling agent 01904 625533



# Main Street, Fulford, York, YO10 4PR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1112 SQ FT / 103.27 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
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## Associates

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