



5 Fordlands Crescent Fulford

York, YO19 4QQ

Guide Price £285,000

 3  2  2  D



AN EXTENDED 3 BEDROOM SEMI DETACHED HOUSE SET ON A CORNER PLOT WITH POTENTIAL FOR FURTHER EXTENSIONS. Set in a cul-de-sac position in this popular location convenient for sought after local schools and with easy access on to the A64 and into York this spacious family home comprises entrance hall, cloaks/WC, large lounge, breakfast kitchen with fitted units and granite work surfaces, 18' dining room with French doors to garden, study, utility room, landing, 3 bedrooms and bathroom/WC with separate walk in shower. To the outside is a good size corner garden set to lawn. An internal viewing is highly recommended.

### Entrance Hall

Entrance door, uPVC double glazed window to side, stairs to first floor, under stairs storage cupboard, radiator. Panelled doors to;

### Cloaks/WC

Wash hand basin, low level WC, radiator.

### Lounge

17'3 x 13'1 (5.26m x 3.99m)  
uPVC double glazed bay window to front, Adam style fire place housing living flame fire, radiator, TV point, power points. Carpet. Door to;

### Kitchen

13'4 x 8'1 (4.06m x 2.46m)  
Spacious family kitchen with good range of fitted units comprising Belfast sink unit with cupboard below, base and wall units, granite work surfaces, gas cooker point, power points, uPVC double glazed window to rear. Opening to;

### Dining Room

18'2 x 7'3 (5.54m x 2.21m)  
uPVC double glazed French doors to side, radiator, power points. Door to;







### Utility Room

7'4 x 6'1 (2.24m x 1.85m)

uPVC double glazed window to side, plumbing for automatic washing machine, sink unit, power points.

### Study

7' x 6'2 (2.13m x 1.88m)

uPVC double glazed window to rear, radiator, power points.

### Landing

uPVC double glazed window to side, balustrade. Carpet. Panelled doors to;

### Bedroom 1

12'7 x 10' (3.84m x 3.05m)

uPVC double glazed window to rear, radiator, power points. Carpet.

### Bedroom 2

10'5 x 10'4 (3.18m x 3.15m)

uPVC double glazed window to front, radiator, power points. Carpet.

### Bedroom 3

9'3 x 10'3 (2.82m x 3.12m)

uPVC double glazed window to front, radiator, power points. Carpet.

### Bathroom

9'3 x 8'1 (2.82m x 2.46m)

Three piece suite in white comprising panelled bath, pedestal wash hand basin, low level WC, walk in shower cubicle, uPVC double glazed window to rear, radiator.

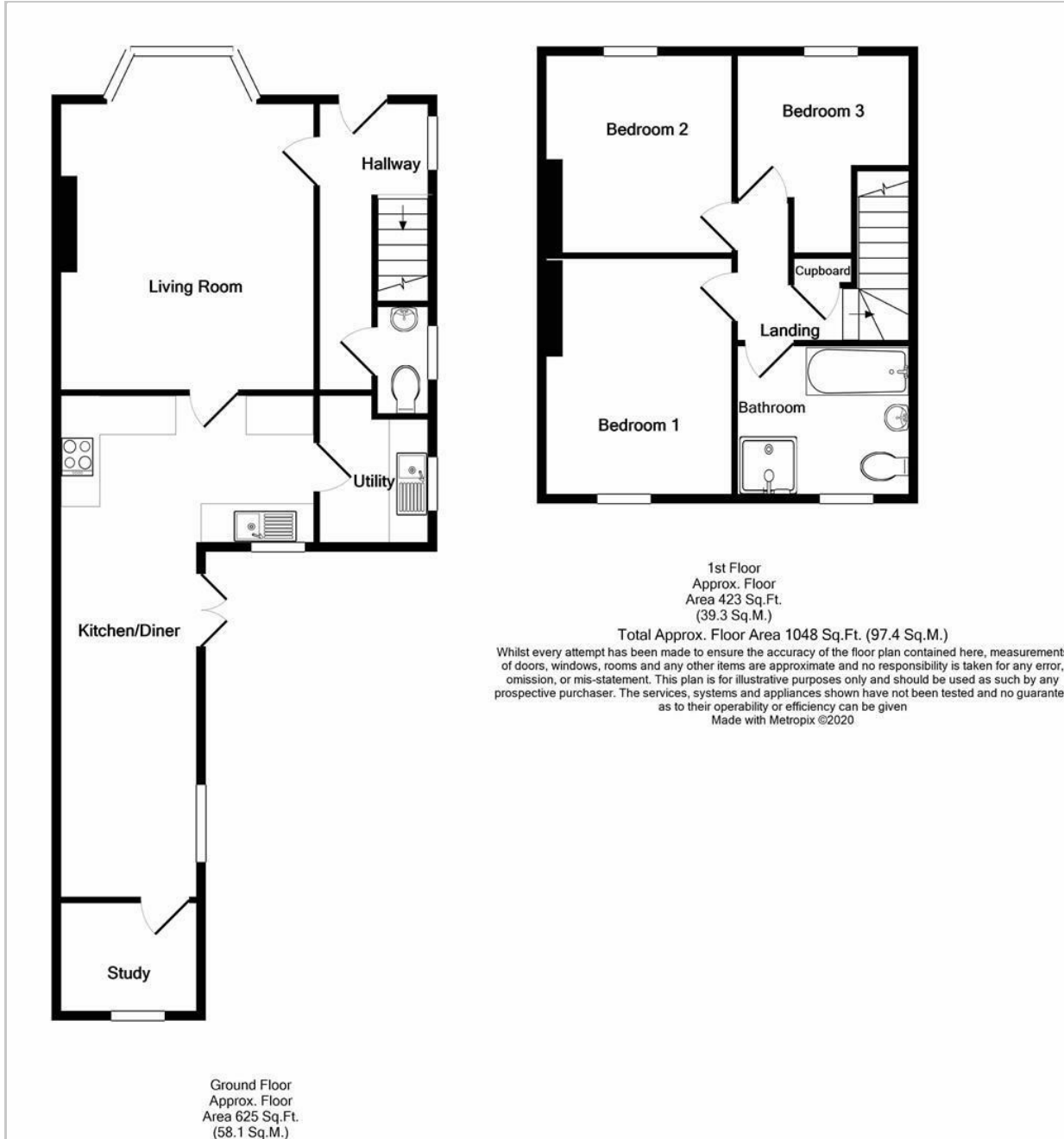
### Outside

Good size corner garden set to lawn with flower borders and timber shed.





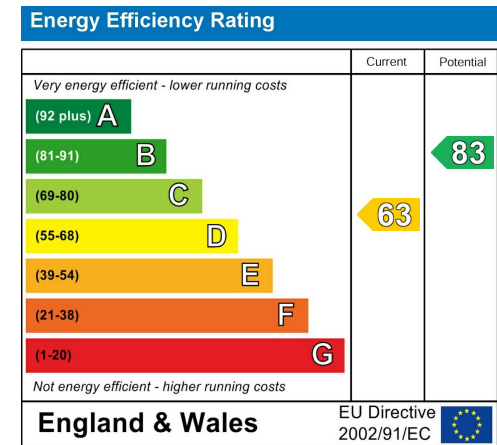
## FLOOR PLAN



## LOCATION



## EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.