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## 23 Lesley Avenue, Fulford , York, YO10 4JR

This charming 4/5 bedroom mid-terrace house nestled in the sought-after school catchment area of Fulford.

Fulford is a historic village of York and offers many independent shops, restaurants pubs and the prestigious Fulford Golf Club.

This property boasts a delightful reception room complete with log burner, perfect for entertaining guests or simply relaxing with your loved ones.

The extended kitchen/diner provides ample space for culinary creations and family meals and overlooks a private and peaceful garden.

The property benefits from a full loft conversion which provides a large double bedroom and office/guest room.

**Price Guide £420,000**

# 23 Lesley Avenue, Fulford

, York, YO10 4JR



- Four/Five Bedroom Home
- Popular & Convenient location of Fulford
- Extended Kitchen//Diner
- Private rear garden
- Front garden with raised beds
- Off street parking

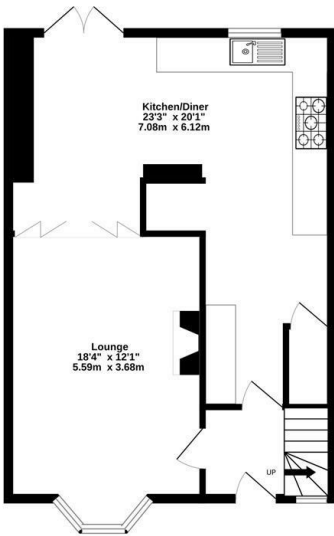


**Directions**

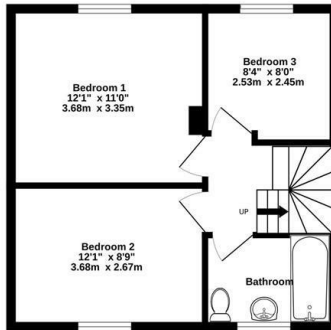


# Floor Plan

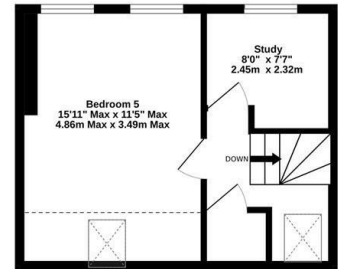
GROUND FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	