

N A I S H
E S T A T E A G E N T S



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24 Lesley Avenue, Fulford , York, YO10 4JS

Situated on a peaceful cul-de-sac that sets the scene for this delightful three-bedroom mid-terrace house in Fulford. This property boasts an incredible rear garden, perfect for relaxing, a spot of gardening or potential for an extension subject to the relevant permissions.

As you step inside, you'll be greeted by a well-presented interior that exudes warmth and comfort. The entrance hall opens up to the main reception room offering space for lounging and dining and the modern kitchen offers lots of worktop space, storage and space for appliances. To the first floor, the three bedrooms provide versatility, whether you need a home office, a guest room, or simply extra space for a growing family.

Fulford's vibrant community and the proximity to local amenities make this property an ideal choice for those seeking a blend of comfort and convenience. Situated in a desirable location for catchment of some of York's most sought after Primary & Secondary schools, this property is sure to appeal to a wide range of potential buyers. Early viewing is essential to appreciate this home.

£300,000

24 Lesley Avenue, Fulford

, York, YO10 4JS



- Three Bedrooms
- Popular Location
- Mid-Terrace Home
- Quiet Cul-De-Sac
- Large Rear Garden
- Modern Interior

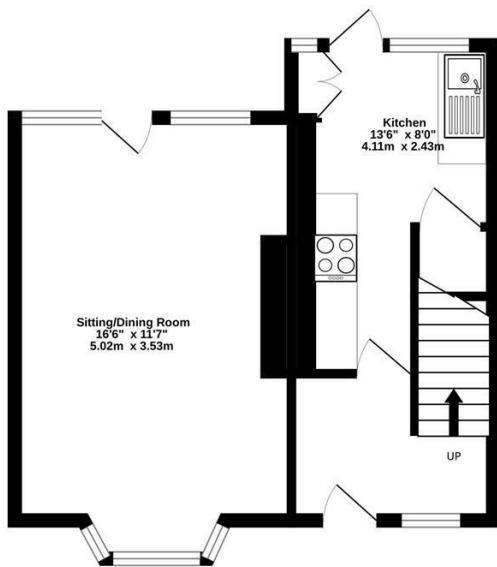


[Directions](#)

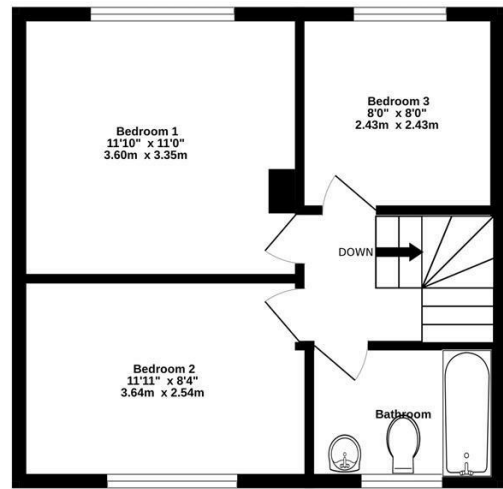


Floor Plan

GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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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3 High Petergate, York, YO1 7EN
Tel: 01904 653564 Email: naish@naishproperty.co.uk www.naishproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	