

N A I S H
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8 Grants Avenue, Fulford
, York, YO10 4HZ

Beautiful, extended three bedroom semi detached family home in the heart of Fulford, York

Asking Price £375,000

8 Grants Avenue, Fulford

, York, YO10 4HZ



- No Onward Chain
- Three bedrooms
- Fulford School Catchment
- Ideal Location
- Spacious Garden
- Extended Semi-Detached
- Off Street Parking and Garage

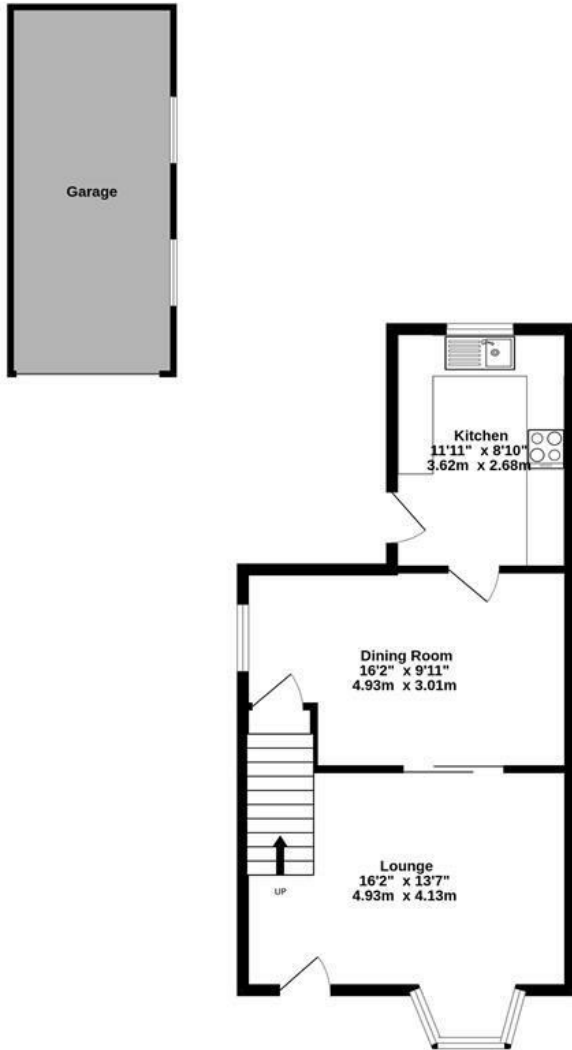


[Directions](#)

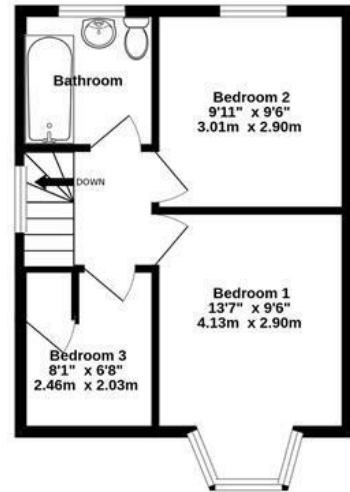


Floor Plan

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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) A			
(81-91) B			79
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	