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E S T A T E A G E N T S



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## 89 Cherry Wood Crescent Fulford, York, YO19 4QL

A beautifully presented three-bedroom Chalet Bungalow. Situated to the South of York, in the sought after area of Fulford, within easy reach of York city centre and the A19/A64.

It is conveniently located on the edge of the city centre, providing easy access to local amenities, The University of York, York city centre and the various commuter links. Situated in a prime location for those seeking the best education for Primary & Secondary school children, this property will be popular for a range of buyers.

This much-loved home boasts three generous bedrooms and beautifully kept gardens to the front and rear. The entrance hallway leads into a welcoming hallway and into a spacious lounge with a dining room to the rear and an exquisite kitchen/diner with built in appliances complemented by stylish worktops. Patio doors from the kitchen lead into the rear garden offering privacy and peacefulness. This well-appointed home offers versatility in a ground floor bedroom and family bathroom and two further bedrooms to the first floor with integral storage.

**£350,000**

# 89 Cherry Wood Crescent

Fulford, York, YO19 4QL



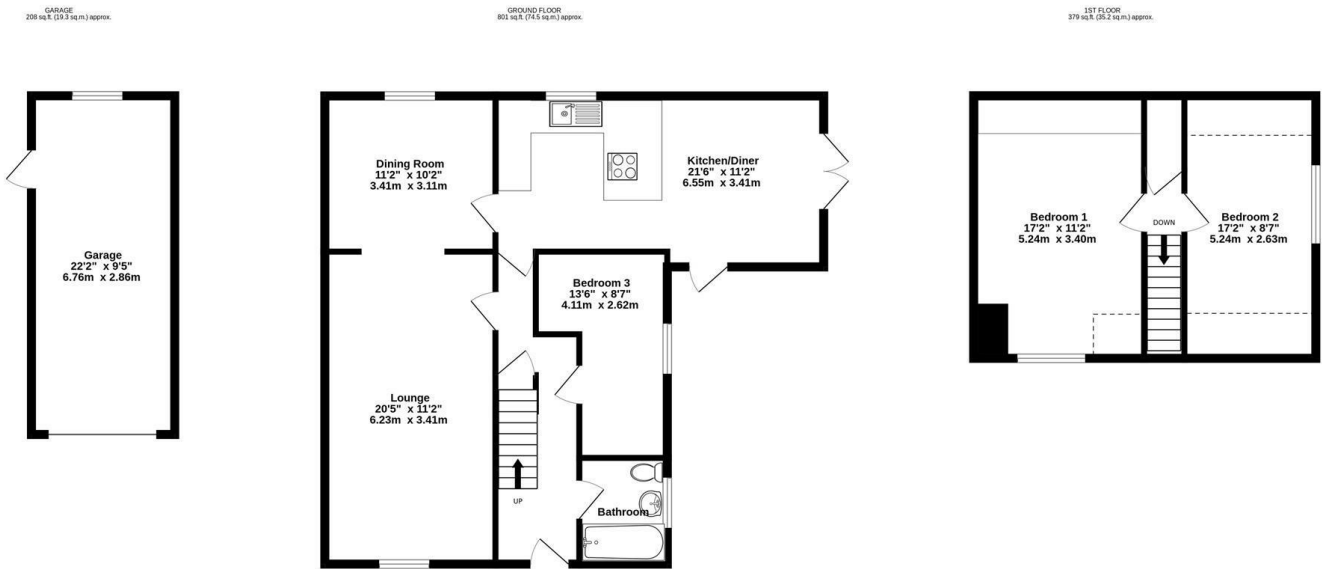
- Popular Area of Fulford
- Peaceful Corner Plot
- Off Street Parking & Garage
- Three Bedrooms
- Kitchen/Diner
- Front & Rear Gardens



[Directions](#)



# Floor Plan



TOTAL FLOOR AREA: 1389 sq.ft. (129.0 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>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>59</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 |           |