

# 135 FULFORD ROAD

YORK, YO10 4HE

£1,300,000  
FREEHOLD

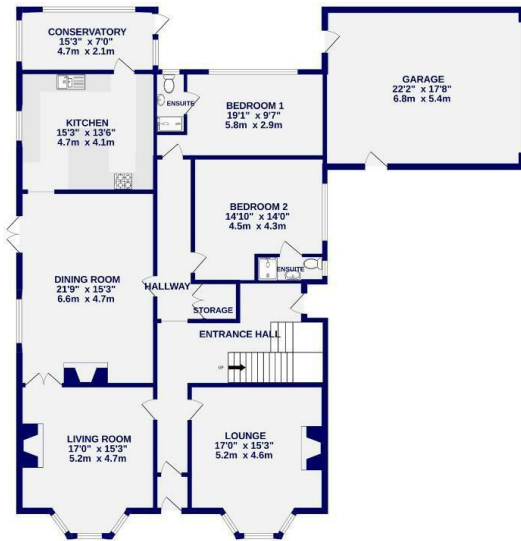
A detached twelve bedroom bed and breakfast in the heart of Fulford, just south of York, this exquisite double-fronted detached twelve-bedroom guest house awaits your discovery. Boasting an impressive 4788 sqft of living space, this property offers a blend of luxury and potential investment opportunities.

With its prime location, residents can enjoy easy access to Fulford Main Street's independent amenities and Fulford Secondary School. This charming residence features elegant period details throughout, adding to its allure and character.

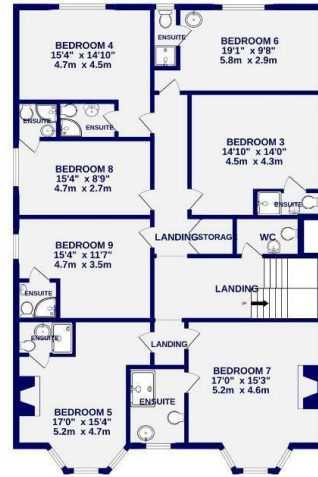
Internally, the accommodation comprises three main reception rooms, a dining kitchen, a conservatory, and twelve en-suite bedrooms spread across three floors. The property's expansive plot includes mature gardens, a generous car park, and a large double garage.

  
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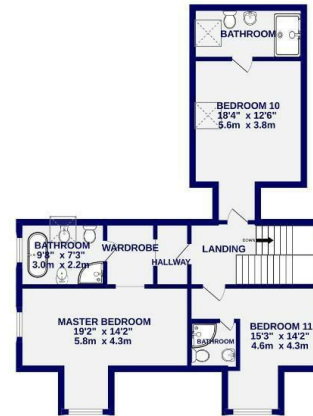
GROUND FLOOR  
2190 sq.ft. (203.4 sq.m.) approx.



1ST FLOOR  
1704 sq.ft. (158.3 sq.m.) approx.

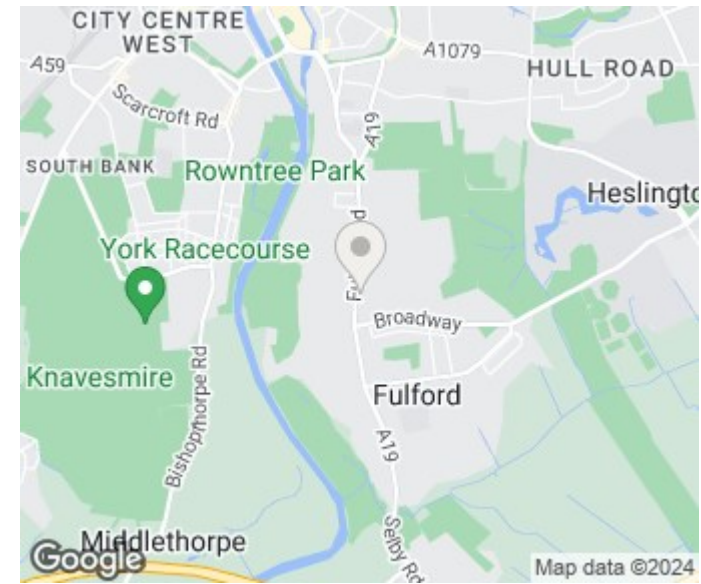


2ND FLOOR  
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 4788 sq.ft. (444.8 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)	A		
(81-91)	B		
(69-80)	C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Milburns Commercial  
5 High Petergate  
York  
YO1 7EN

01904 207022  
enquiries@milburnsnet.com

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