



Naburn Lane, Fulford, York, YO19 4RL

- Fabulous views over open fields
- Sun Room
- Council Tax Band C
- Garage
- Excellent access to York and A64
- EPC Rating C

£425,000



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DESCRIPTION

Offered for sale with no onward chain, a fabulous, extended, three bedroom home with stunning views over open fields to the rear.

Upon entering the property there is a spacious entrance hall with stairs leading to the first floor.

Off the hall there is a long lounge with bay window to the front filling the room with natural light and a feature fireplace creating a focal point to the room.

The rear of the property has been extended to create a fabulous sunroom with views down the garden.

There is an L Shaped kitchen diner with a range of base and wall units and breakfast bar.

Beyond the kitchen there is a useful utility room with modern units and access to the ground floor W.C.

To the first floor there is three bedrooms, the main of which has fitted wardrobes. the internal accommodation is completed by the family bathroom with sink, bath and separate W.C.

Externally the property has a mature, walled front garden. To the rear is a further garden with various planted borders, lawn, fishpond and brick built garage. Beyond the rear garden is a lawned field that is jointly owned by the residents of the cottages providing off street parking as well as a fabulous outdoor space for the residents to enjoy.

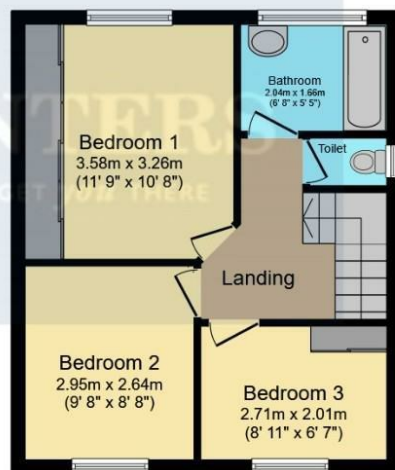
Naburn Lane provides a wonderful opportunity to enjoy the benefits of secluded living with open views whilst being just a short drive from all of the amenities and attractions York has to offer, it also provides convenient access to the A64.



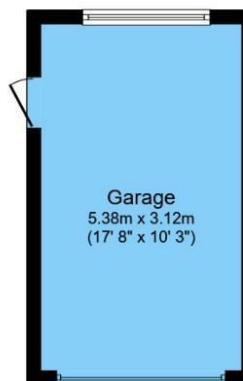




Ground Floor



First Floor



Garage

Total floor area 143.9 m² (1,549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

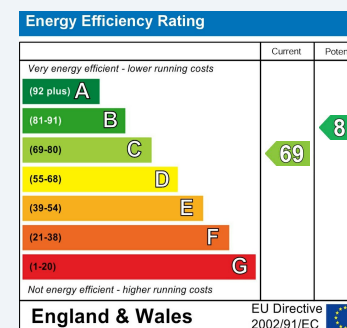
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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