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HERE TO GET *you* THERE



Fulford Park, Fulford, York

£550,000



Nestled in the exclusive cul-de-sac of Fulford Park, this charming detached family home blends convenience with untapped potential.

One of York's most desirable neighbourhoods, Fulford Park offers tranquil riverside living just minutes from the city centre. With lush gardens, period features, and top schools nearby, it perfectly balances heritage and modern comfort.

The home features a generous entrance hall with large WC, a full-width living room, a kitchen with plenty of workspace and dining room opening into a rear conservatory. Upstairs are three spacious double bedrooms, ample storage, and a family shower room.

Outside, a private drive leads to a detached garage for extra storage or parking. The wraparound garden includes a front lawn and a mix of paved areas, borders, and hedging to the side and rear.

Rarely available, properties here offer a peaceful retreat with easy access to York's amenities—making this a standout opportunity in a welcoming community.

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
york@hunters.com | www.hunters.com



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KEY FEATURES

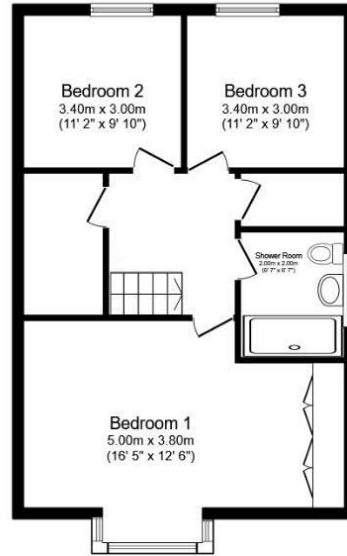
- Detached Family Home
- Exclusive Residential Cul-De-Sac
- Fulford School Catchment
 - Separate Garage
- Three Double Bedrooms
 - Council Tax Band E



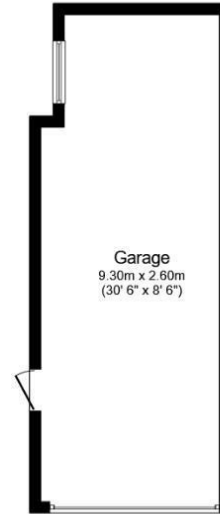




Ground Floor
Floor area 66.1 sq.m. (711 sq.ft.)



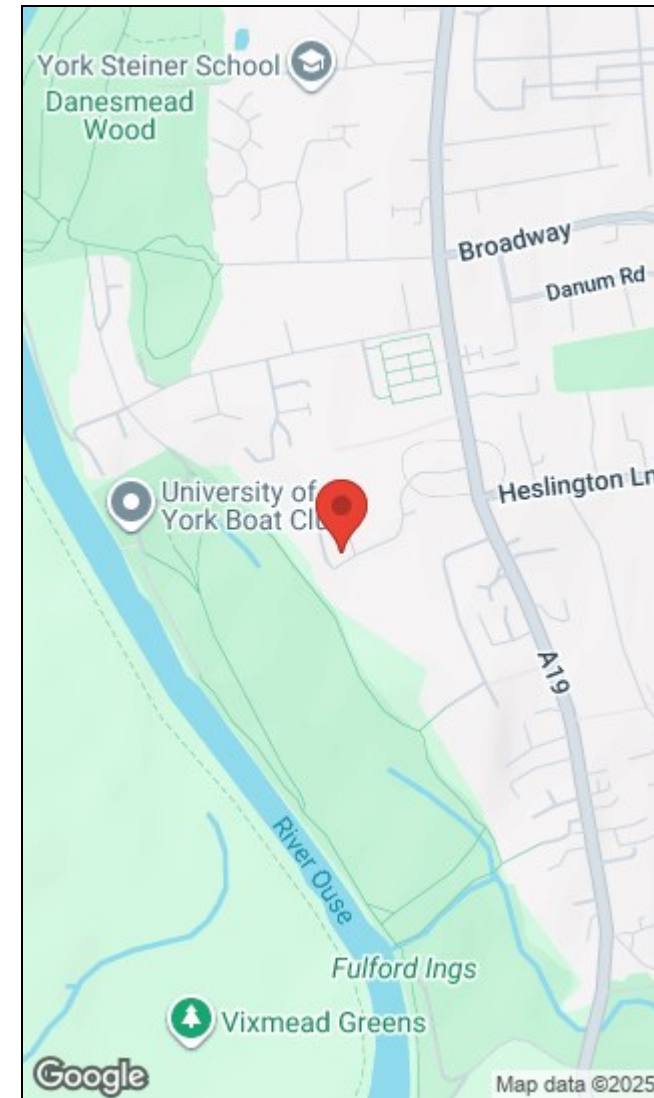
First Floor
Floor area 58.3 sq.m. (628 sq.ft.)



Garage
Floor area 30.5 sq.m. (329 sq.ft.)

Total floor area: 155.0 sq.m. (1,668 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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			
EU Directive 2002/91/EC		69	77
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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