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# Fulford Road, York

£650,000



A beautifully presented Victorian townhouse offering spacious and characterful accommodation over three floors, situated in the highly sought-after Fulford area of York. The property combines elegant period features with modern conveniences and is ideally located for access to the city centre, local amenities, and well-regarded schools.

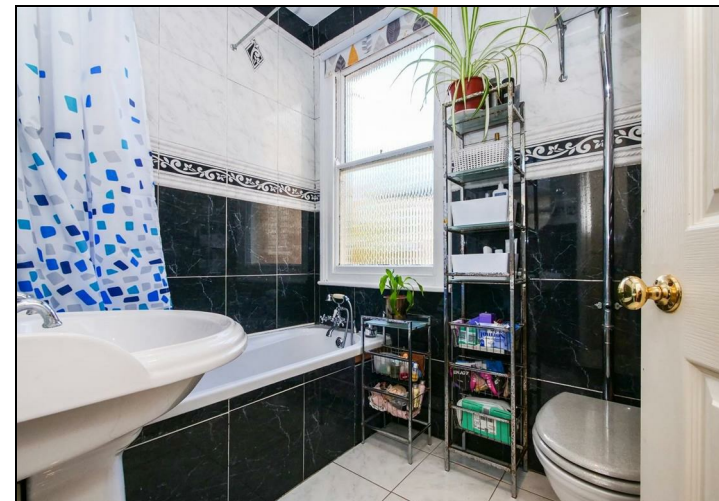
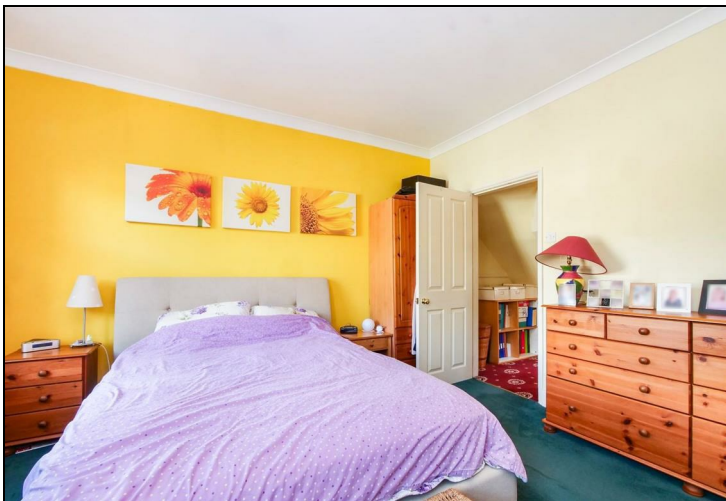
The welcoming entrance hall retains its original stained glass, cornicing and corbels, leading to a generous living room with bay window, shutters, ornate ceiling detailing, and feature cast iron fireplace. The adjoining sitting room also features a cast iron fireplace and connects through to the impressive kitchen/breakfast room, fitted with bespoke units, integrated appliances, skylights, and French doors opening onto the courtyard garden. A utility room completes the ground floor.

To the first floor are three well-proportioned bedrooms and a family bathroom with a modern white suite and mains shower. The second floor provides a spacious fourth bedroom with skylight, rear window, and eaves storage.

Externally to the front is a walled forecourt garden with wrought-iron railings and a flowering wisteria. The rear offers a private courtyard garden with lawn, paved patio, and brick store with power and lighting. A single garage, located off Grange Garth, benefits from power and lighting.

## KEY FEATURES

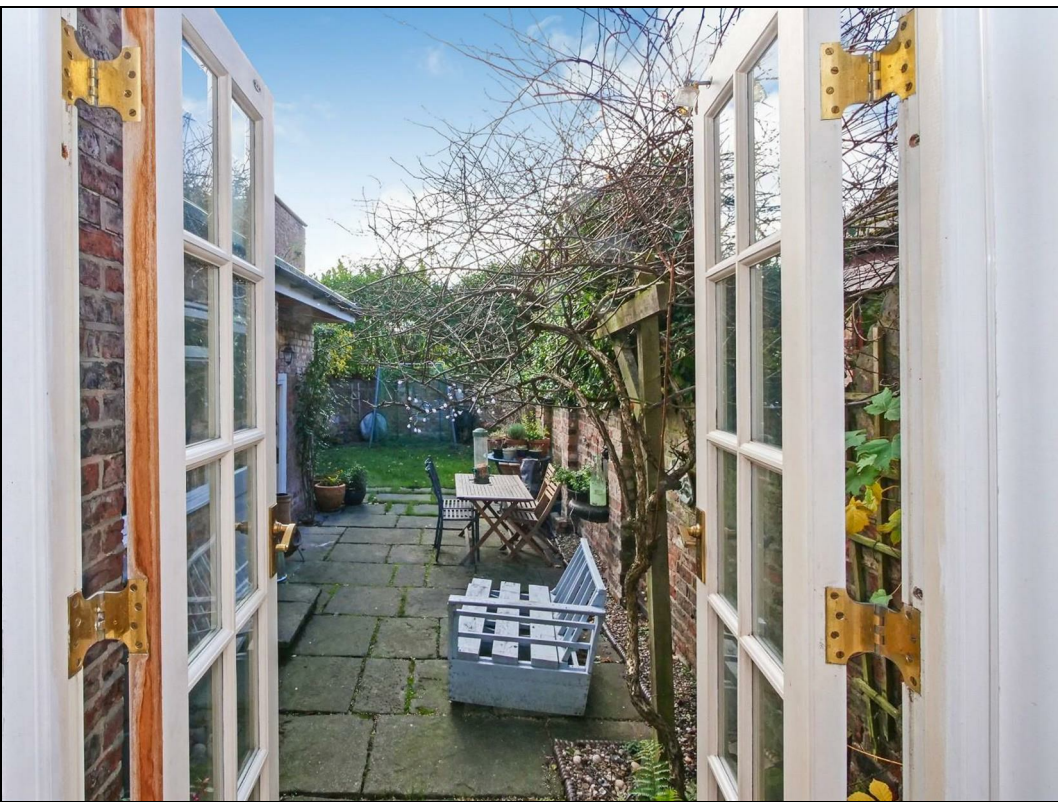
- Victorian Townhouse
- Extended Kitchen Diner
  - Period Features
  - Garage
- Private West-Facing Garden
- Council Tax Band D



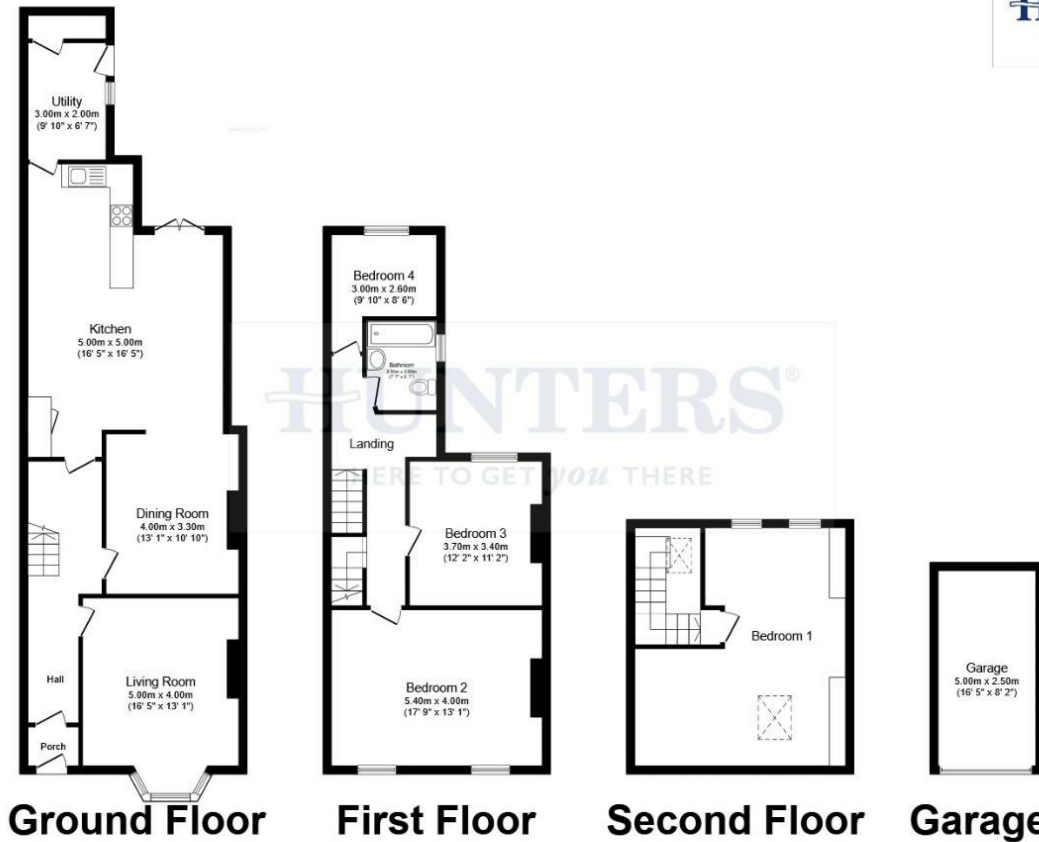






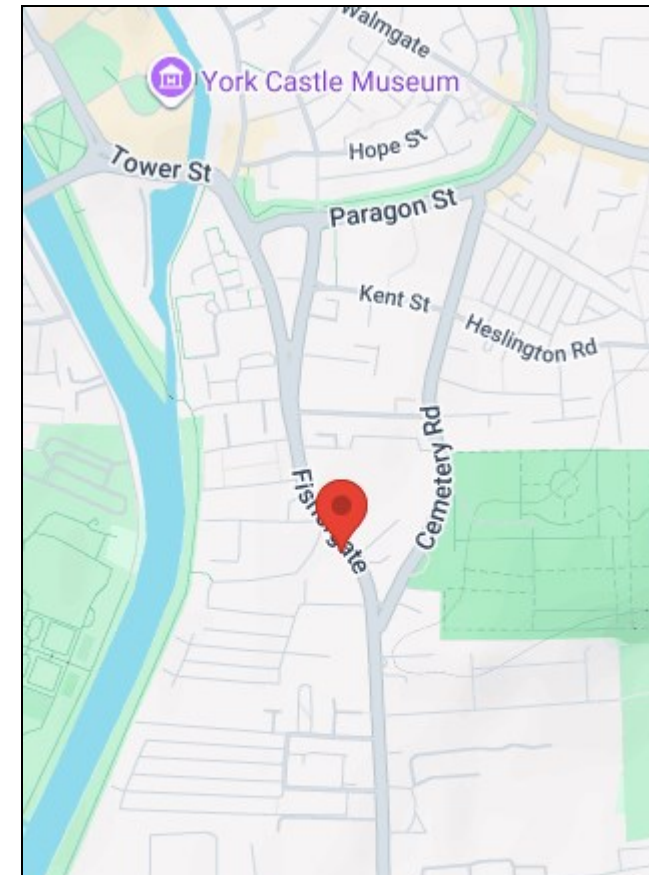






Total floor area 188.2 sq.m. (2,025 sq.ft.) approx

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](http://www.focalagent.com)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		76			
	60				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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