



## Heath Croft, York Offers Over £325,000

A lovingly maintained and upgraded semi-detached dormer bungalow situated in the well regarded area of Fulford, offering easy access to Fulford Secondary School and York City Centre.





Having undergone a thorough scheme of modernisation under our vendors ownership, this home is beautifully presented, offering a newly fitted kitchen and bathroom, woodburning stove and also benefits from being fully rewired in 2017.

The property is accessed via a gravelled driveway and small picket fence through a wood panelled door to the side of the property, into the modern kitchen.

Boasting an array of cream wall and base units with wood effect worktops there is a built in NEFF oven with gas hob and extractor over, as well as space for an under-the-counter fridge, freezer & washing machine and is finished with a stainless steel sink with mixer tap, overlooking the front aspect.



Leading seamlessly into the family lounge/diner - this bright and spacious room has a woodburning stove, oak engineered wood flooring, and offers ample space for a growing family, with doors to access all internal accommodation.

To the rear elevation is the master bedroom - currently being used as a formal dining room & home office, this room offers flexible accommodation which can be adapted to your style of living, as there is another sizeable double room upstairs. There is also a smaller, single bedroom overlooking the rear garden.

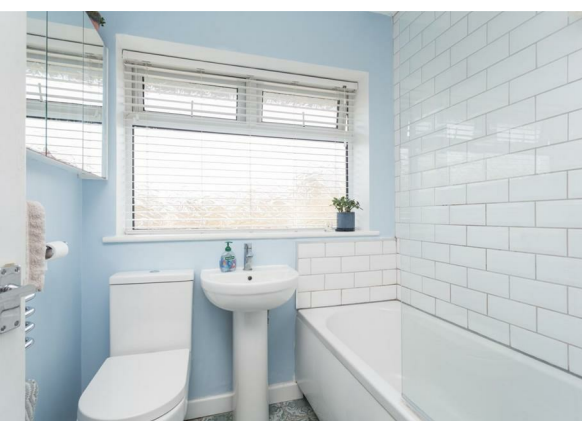
Completing the downstairs accommodation is the stylish house bathroom, briefly comprising of a panelled bath with overhead waterfall shower, tiled splashback and shower screen, a low flush w/c and pedestal hand wash basin with mixer tap over and heated towel rail.



Ascending to the first floor is a further versatile double bedroom, offering a triple aspect allowing the room to be flooded with natural light., with built in eaves storage.

Externally, the property sits on a good-sized corner plot, tucked away offering a peaceful aspect with driveway parking to the front, and a lawned wrap-around rear garden with an array of trees/shrubs and raised planters.

Situated on Heath Croft, just off Heslington Lane in Fulford, this home is perfectly positioned for those wanting easy access to Fulford Secondary School as well as other local amenities including independent cafes, pharmacy and local supermarkets. This stunning home is sure to appeal to a range of buyers, including young and mature professionals, growing families as well as those looking to downsize to a quiet cul-de-sac.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: D

Council Tax: C - City of York

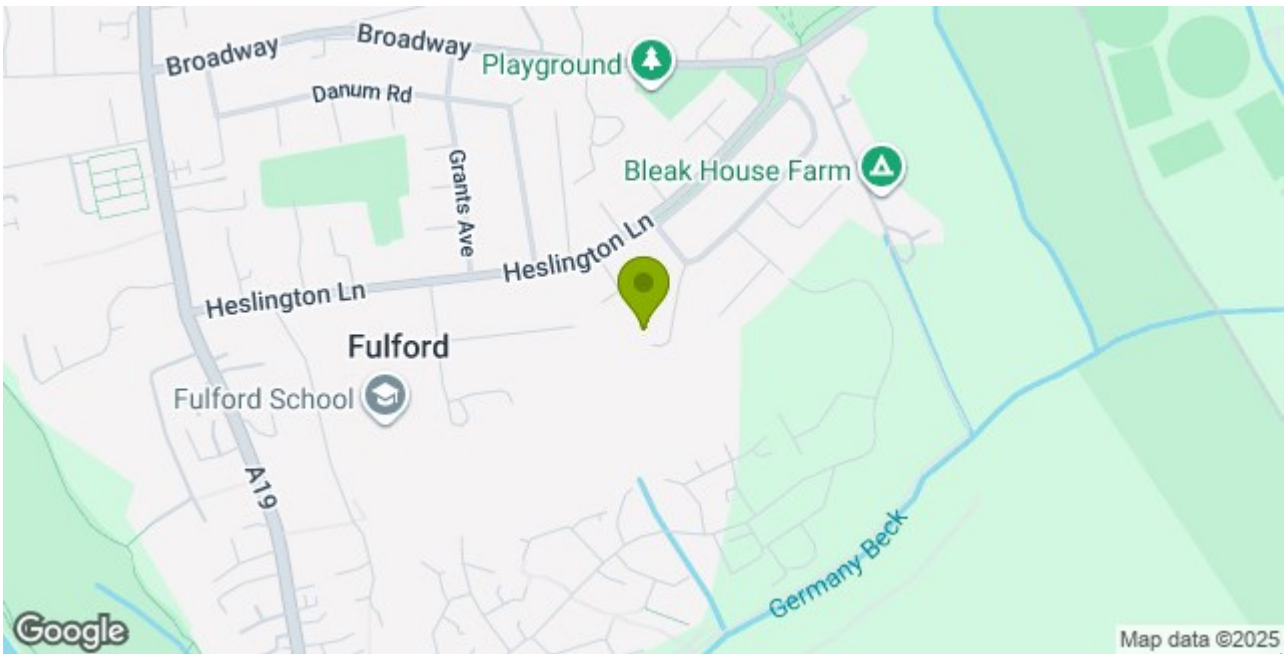
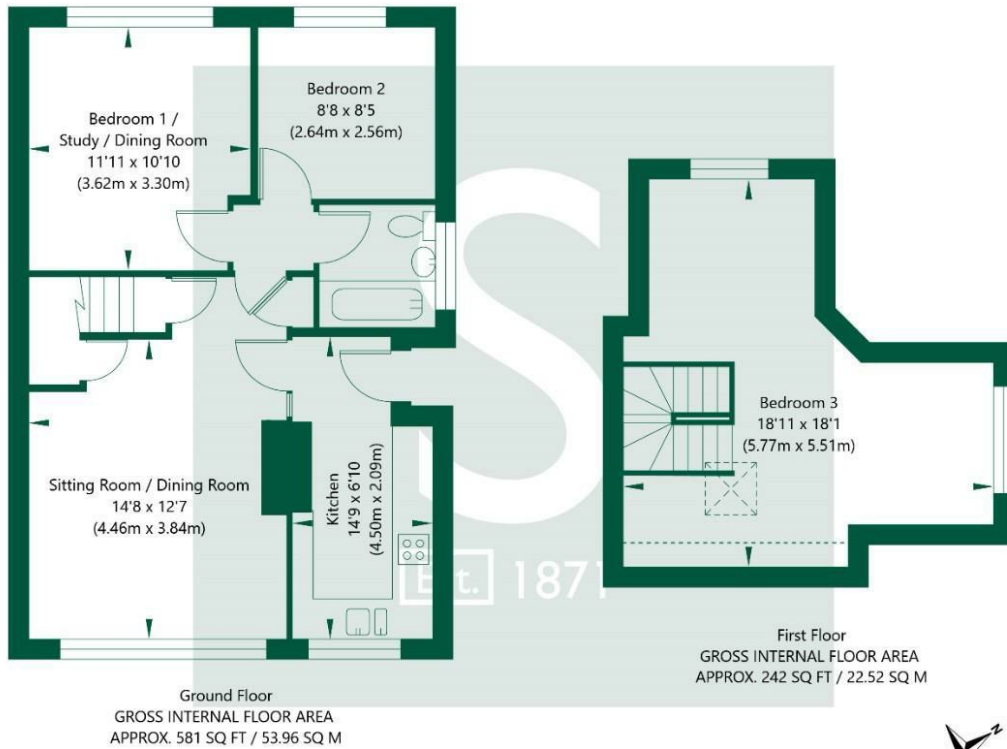
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



# Heath Croft, Fulford, York, YO10 4NJ



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N Lawrence
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