Fulford Park, Fulford, York
Offers Over £525,000

Tucked away in the sought-after cul-de-sac of Fulford Park, this delightful detached family home offers the perfect blend of convenience and potential within easy reach of York city centre.

Situated within the highly regarded Fulford Park area, this detached family home enjoys a superb position in one of York's most desirable residential suburbs. Fulford is consistently sought after for its strong community feel, excellent local amenities and outstanding access into York city centre. The area is particularly popular with families, falling within the catchment for Fulford School, one of the city's most well-regarded secondary schools, while also being well served by local primary schools, shops, cafés and regular bus services. The A64, York Ring Road and riverside walks along the Ouse are all easily accessible, making the location both practical and attractive.

The accommodation is well laid out and offers generous proportions throughout. On the ground floor, a welcoming hallway provides access to a spacious living room positioned to the front of the property, while to the rear is a separate dining room which opens into a conservatory, creating a pleasant flow of space for everyday living and entertaining. The kitchen sits adjacent to the dining room and offers good scope for reconfiguration, while a ground floor WC completes the layout.

To the first floor are three well-proportioned bedrooms, including a generous main bedroom, along with a family bathroom. The arrangement lends itself well to family living, with clearly defined sleeping accommodation away from the main living spaces.

Externally, the property benefits from a detached garage and additional off-street parking. The plot provides outdoor space to enjoy, while also offering potential for further enhancement, subject to the relevant planning permissions.

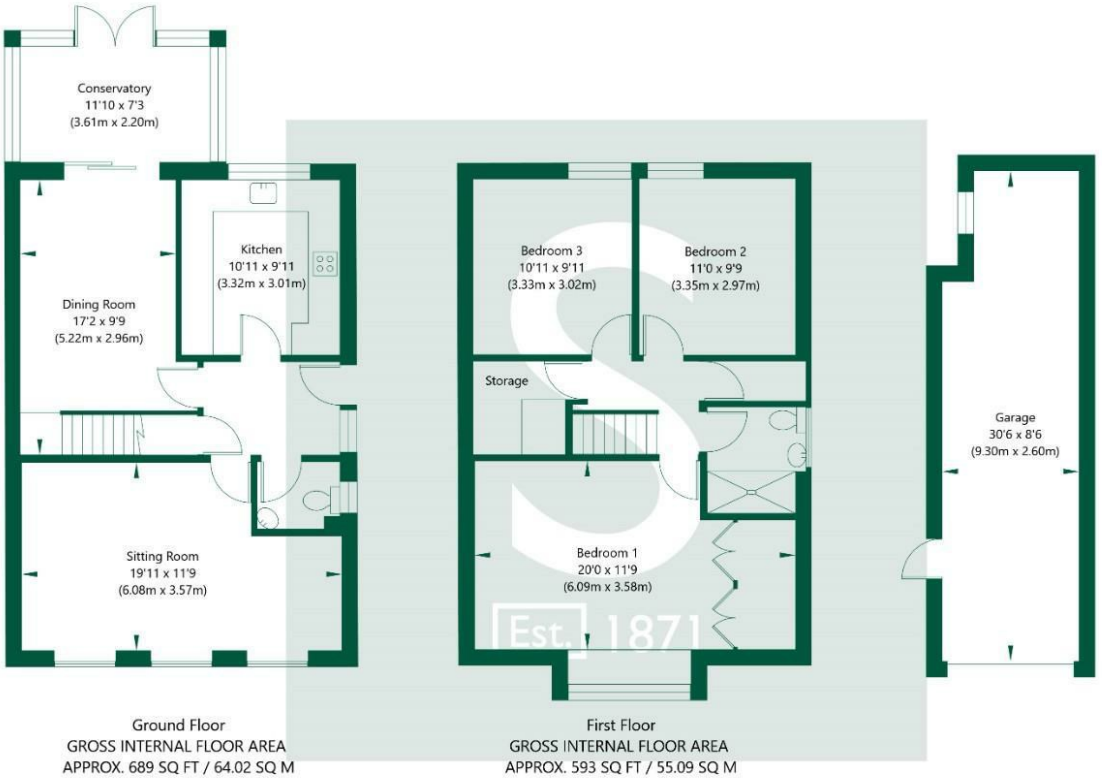
Offered with no onward chain, this is a rare opportunity to purchase a detached home in Fulford Park, combining a prime location, excellent school catchment and flexible accommodation with the potential to tailor the property to individual needs.

Material Information

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: C
Council Tax: E - City of York
Current Planning Permission: No current valid planning permissions

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

Fulford Park, York, YO10 4QE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1282 SQ FT / 119.11 SQ M - (Excluding Storage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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