



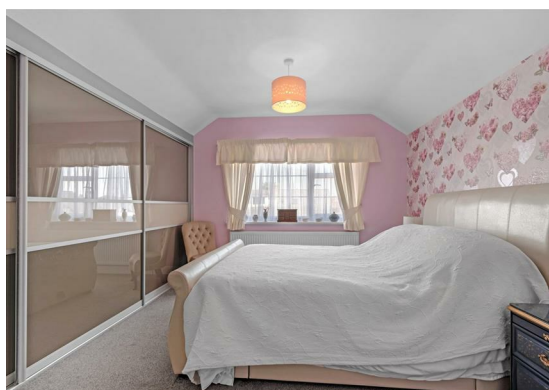
51 Cherrywood Crescent
Fulford, YO19 4QL
Guide Price £395,000

A fabulous 4 bedroom semi-detached dormer bungalow with glorious garden. Tucked away on this popular street in the sought after area of Fulford we are delighted to offer 'For Sale' this superb home. Convenient for the A64, A19 and easy access into York City Centre the property benefits from nearby shops, schools and amenities as well as gas central heating and uPVC double glazing throughout. The bright and spacious living accommodation comprises breakfast kitchen with fitted appliances, 17ft lounge, dining room, conservatory, ground floor bedroom 4, inner hallway, 4 piece house bathroom suite, first floor landing, master bedroom with wc and fitted wardrobes plus two further double bedrooms. To the outside are landscaped gardens to front, side and rear with large paved patio and lawns. There is an off street parking space leading to a larger than average garage with electric roller door and extra storage areas. An accompanied viewing is highly recommended.



Breakfast Kitchen

uPVC double glazed windows to side and rear, entrance door, fitted wall and base units with countertop, stainless steel sink with draining board and mixer tap, column radiator, space and plumbing for appliances, built-in eye level double oven and gas hob, storage cupboard



Lounge

uPVC bay window to front, gas fire with surround, double panelled radiator, carpeted flooring, TV and power points

Inner Hallway

Carpeted flooring, stairs to first floor, double panelled radiator



Dining Room

Side door to conservatory, double panelled radiator, carpeted flooring, power points, under stairs cupboard





Conservatory

uPVC double glazed windows and french doors onto garden, double panelled radiator, tiled flooring, power points

Bedroom 4

uPVC window to rear, double panelled radiator, carpeted flooring, power points

Bathroom

Opaque uPVC window to side, panelled bath, walk in corner shower cubicle, tiled walls, tiled flooring, low level wc, wash hand basin, recessed spotlights, towel radiator, extractor fan

First Floor Landing

Carpeted flooring, double panelled radiator

Master Bedroom

uPVC window to side, double panelled radiator, fitted wardrobes, carpeted flooring, double panelled radiator, power points

WC/En-Suite

Low level wc, pedestal wash hand basin, carpeted flooring, double panelled radiator, velux window

Bedroom 2

uPVC window to rear, double panelled radiator, carpeted flooring, power points

Bedroom 3

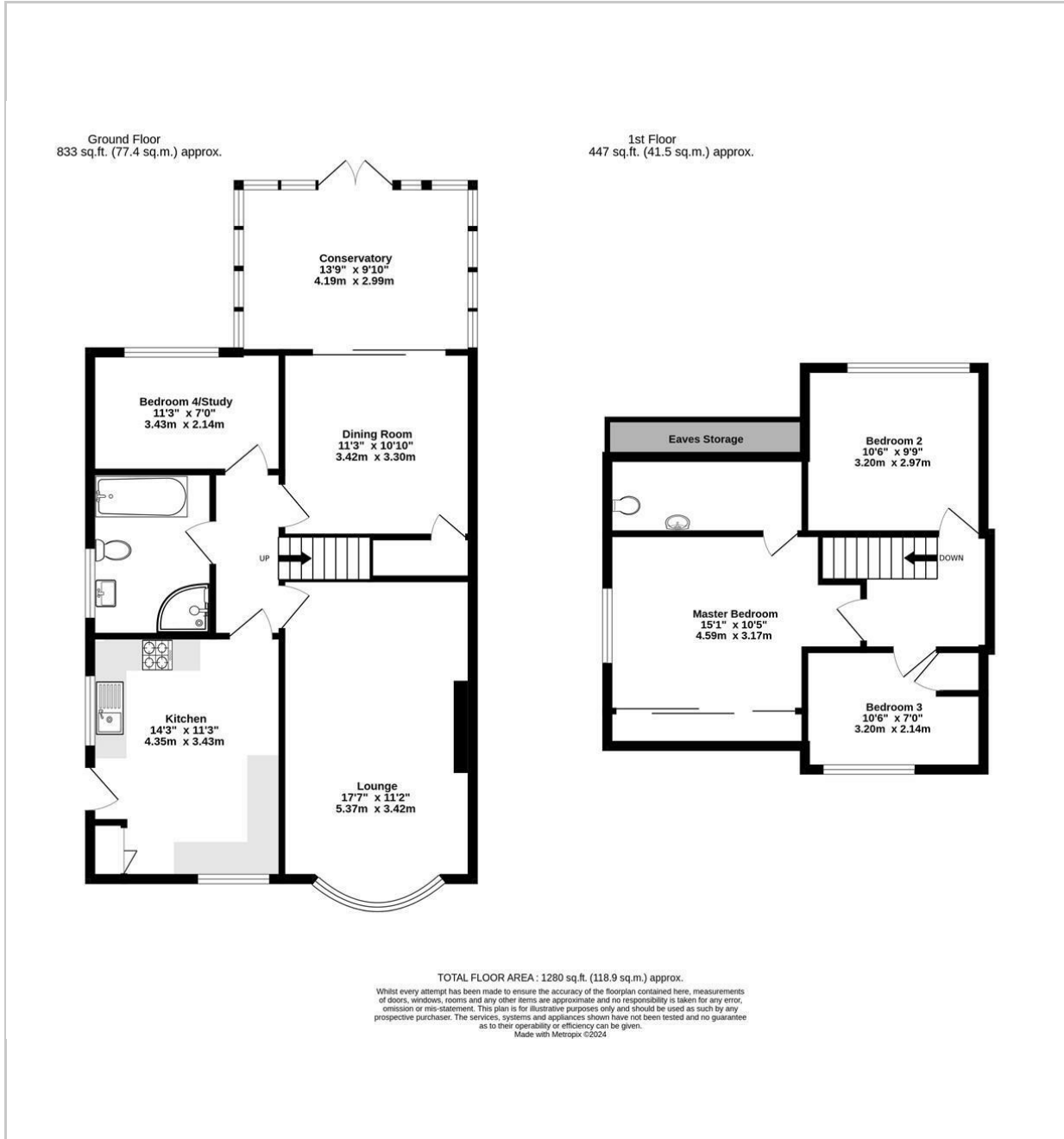
uPVC window to front, double panelled radiator, carpeted flooring, storage cupboard, power points

Outside

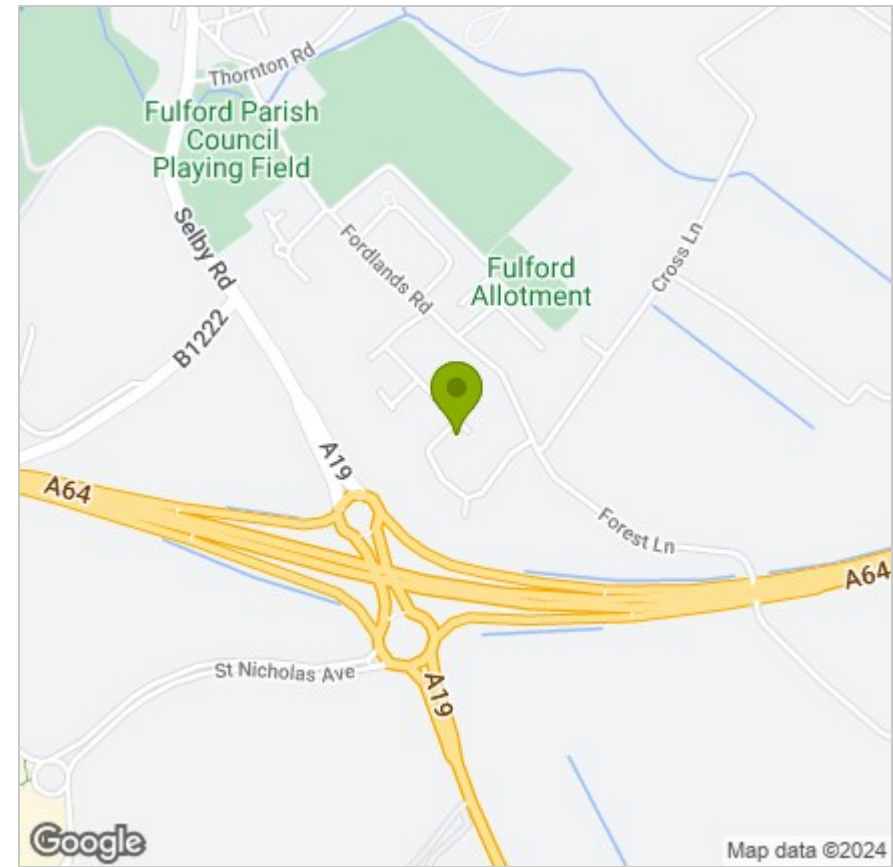
Small front garden, side and rear landscaped garden with paved patio area and lawns, flower borders, timber fence and hedge boundary, storage shed. Larger than average 21 ft Garage with electric roller door, composite door to side, uPVC window to rear, power and lighting



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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