

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** Thornton Rd Fulford Parish Council Ground Floor 833 sq.ft. (77.4 sq.m.) approx. 1st Floor 447 sq.ft. (41.5 sq.m.) approx. Playing Field Fulford Allotment Conservatory 13'9" x 9'10" 4.19m x 2.99m Helen's Driving School Bedroom 4/Study 11'3" x 7'0" 3.43m x 2.14m A64 Dining Room 11'3" x 10'10" 3.42m x 3.30m Forest Ln Eaves Storage Bedroom 2 10'6" x 9'9" 3.20m x 2.97m A64 St Nicholas Ave Master Bedroom 15'1" x 10'5" 4.59m x 3.17m Bedroom 3 10'6" x 7'0" 3.20m x 2.14m Kitchen Coords Map data @2024 **Energy Efficiency Rating** Lounge 17'7" x 11'2" 5.37m x 3.42m Potential Very energy efficient - lower running costs **EPC** (92 plus) A 84 (69-80) 59 D (55-68) TOTAL FLOOR AREA: 1280 sq.ft. (118.9 sq.m.) approx. (39-54) Whilst every attempt has been made to ensure the accuracy of the floorpian contained bere, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. As to their operability or efficiency can be given. (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales**

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