



33 Fordlands Road Fulford
York, YO19 4QG
Guide Price £385,000

 3  1  3  D

NO ONWARD CHAIN! A superb three bedroom end terrace home set in this popular and sought after residential area, convenient for York city centre as well as the outer ring road, York designer outlet and within catchment for Fulford secondary school. This well cared for house is ready to move into having recently undergone refurbishment and comprises entrance hallway, WC/cloaks, lounge with bay window and feature living flame fire, dining room, fitted kitchen, 14' conservatory, first floor landing, three good size bedrooms and a recently updated three piece house bathroom suite. To the outside is a paved driveway providing off street parking and with potential for electric car charging, side gate giving access to a rear landscaped garden with sitting areas, lawn, raised timber decked area plus additional storage sheds. An interval viewing of this impressive property is highly recommended.

Entrance Hallway

Entrance door, window to side, single panelled radiator, power points, stairs to first floor, under stairs cupboard with useful pull out shoe and coat storage. Laminate flooring.

Cloaks/WC

Wash hand basin, low level WC, electric towel rail/radiator, extractor fan. Laminate flooring.

Lounge

uPVC bay window to front, contemporary living flame gas fire with surround, double panelled radiator, TV point, power points. Laminate flooring.

Dining Room

Power points. Laminate flooring. Opening to:





Kitchen

uPVC window to rear, fitted wall and base units with Oak work surfaces, one and a half sink and draining board with mixer tap, rotisserie dual gas/electric oven with 6 hobs, space and plumbing for appliances, power points. Tiled flooring.

Conservatory

uPVC double glazing, door to patio, three double panelled radiators, power points. Laminate flooring.

First Floor Landing

uPVC window to front, single panelled radiator, power points, Carpet. Doors to:

Bedroom 1

uPVC window to front, double panelled radiator, power points. Carpet.

Bedroom 2

uPVC window to rear, single panelled radiator, power points. Carpet.

Bedroom 3

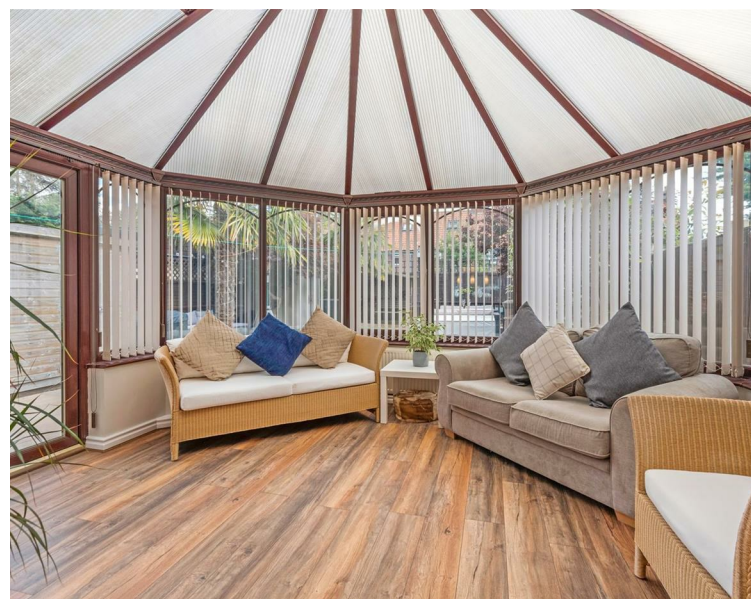
uPVC window to side, storage cupboard with wall mounted gas combination boiler, double panelled radiator, power points. Carpet.

Bathroom

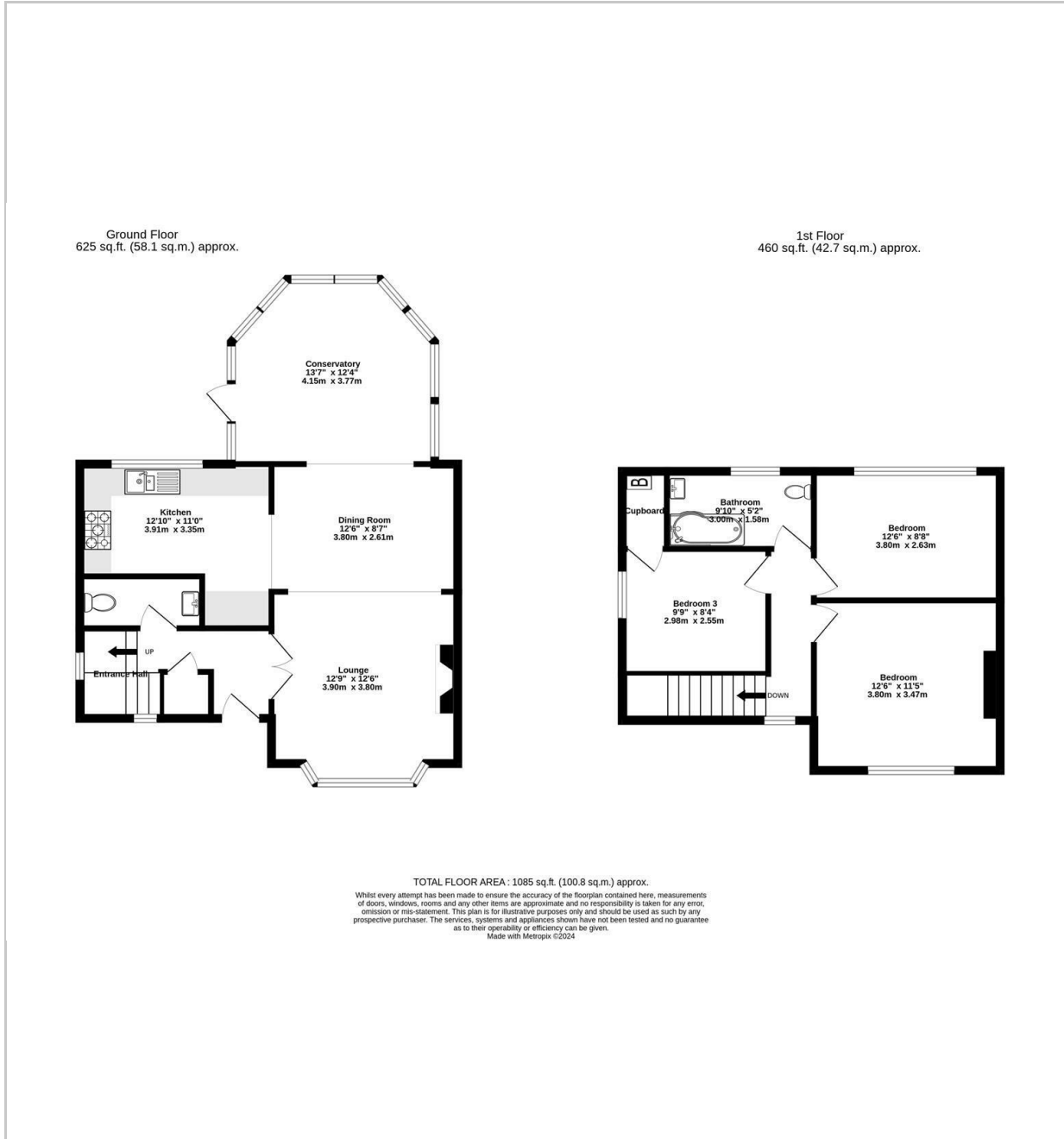
Opaque uPVC window to rear, P-shaped panelled bath with mixer shower head over, pedestal wash hand basin, low level WC, fitted mirror with shaver point, electric rail/radiator, tiled walls. Tiled flooring.

Outside

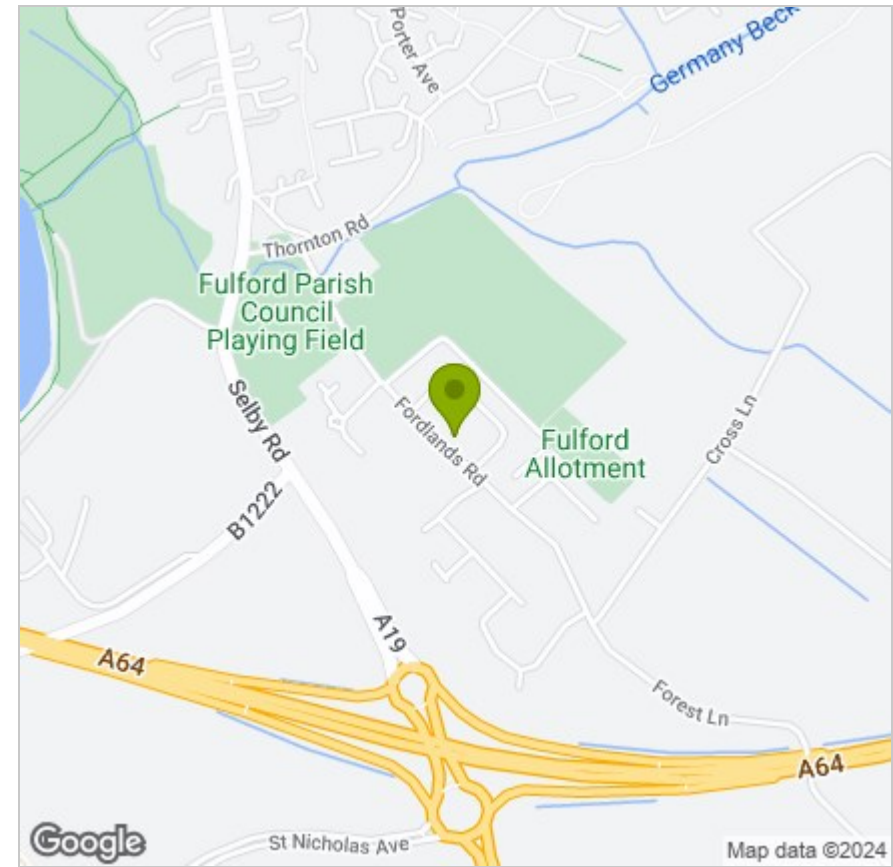
Front paved driveway providing parking for at least two vehicles, power sockets. Gate to the side giving access to the rear landscaped garden with patio, raised timber decked area, power points, outside tap, storage sheds and timber fence boundary.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.