



7 Selby Road Fulford  
York, YO19 4RD  
**£750,000**

 4  2  3  C



**STUNNING EXTENDED 4 BEDROOM DETACHED TRADITIONAL STYLE HOUSE SET IN THIS SOUGHT AFTER LOCATION CLOSE TO POPULAR LOCAL SCHOOLS AND WITH EASY ACCESS TO THE A64 AND INTO THE CITY CENTRE.** The property provides bright and extremely spacious living accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance hall, cloaks/w.c., sitting room with bay window and cast iron stove, family room, dining room opening to fabulous large living kitchen with high quality units and integrated appliances and living area with feature cast iron stove and bifold doors to garden, large utility room/study, landing with galleried area overlooking living kitchen and large roof lantern, master bedroom with ensuite shower room/w.c and dressing room, 3 further double bedrooms and bathroom/w.c. Good sized private rear garden with large decked patio area, lawn summerhouse and garden shed. An internal viewing is highly recommended.

**Entrance Hall**

Entrance door, stairs to first floor, recently fitted Amtico flooring, understairs cupboard, doors leading to;

**Sitting room**

14'6" x 12'5" (4.42m x 3.81m)  
Bay window to front, side aspect window, feature cast iron stove

**Family Room**

15'1" x 12'7" (4.60m x 3.86m)  
Window to front. Gas fire with feature marble surround. Opening to living kitchen

**Dining Room**

12'7" x 11'3" (3.84m x 3.45m)  
Door leading to utility/study and opening to

**Living Kitchen**

35'0" x 12'0" (10.67m x 3.66m)  
Sitting area with large bifold doors leading to the patio, feature contemporary cast iron stove. Recently installed Kuchenhaus kitchen incorporating breakfast bar and integrated appliances including 4 AEG ovens, hob, wine fridge, dishwasher. Sink with Quooker tap. Underfloor heating. French doors to patio







### Utility Room/Study

11'3" x 9'5" (3.45m x 2.89m)

Large utility room with ample space for a desk for home working, base and wall units and window to front

### Landing

Window to side, opening to DRESSING ROOM with fitted wardrobes which leads to a galleried area with large roof lantern above. Doors leading to;

### Bedroom 1

12'11" x 11'6" (3.96m x 3.53m)

Leading off the dressing room this bedroom has a window to rear and door leading to;

### En Suite

Full width walk-in shower, free standing roll-top Burlington bath, WC and sink, contemporary heated towel rail, window to side elevation

### Bedroom 2

14'6" x 12'5" (4.42m x 3.81m)

Bay window to front and side window

### Bedroom 3

11'6" x 9'3" (3.53m x 2.82m)

Window to rear

### Bedroom 4

12'11" x 8'0" (3.96m x 2.44)

Double bedroom with window to front

### Bathroom

Three piece suite in white with panelled bath with shower above, wash hand basin and wc, heated towel rail and 2 windows to side

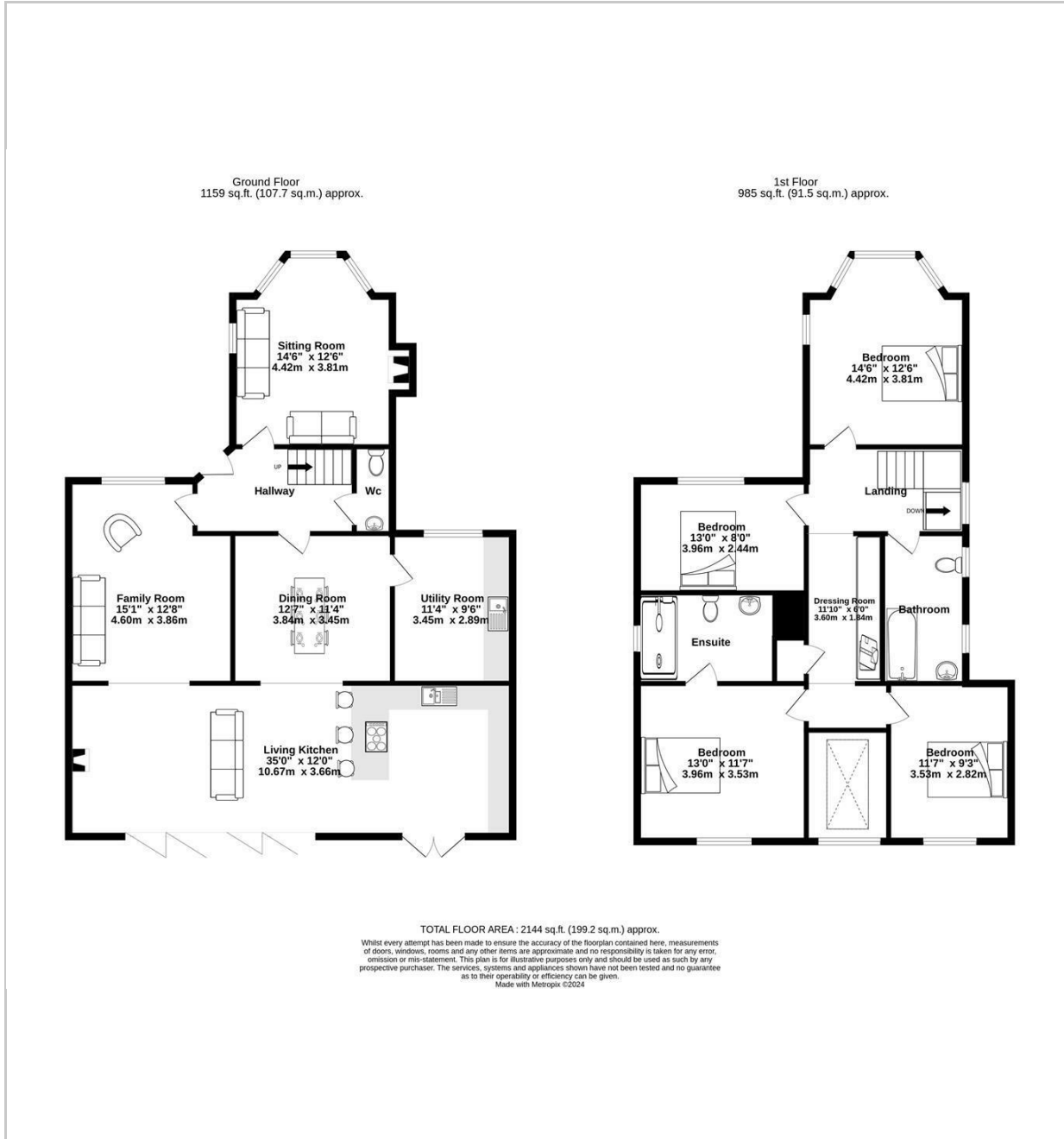
### Outside

Front driveway with parking for 3 cars. Good sized private rear garden with large timber decked patio area, lawn, 13' x 13' timber summerhouse with power, lighting and heating and a further 8' x 8' timber garden shed.





# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.