



38 Fordlands Road Fulford
York, YO19 4QG
Guide Price £325,000

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NO FORWARD CHAIN!!! RECENTLY RE-ROOFED! FABULOUS LARGER THAN AVERAGE SOUTH WEST FACING PRIVATE REAR GARDEN! We as Agents are delighted to offer to the market this three bed semi detached family home located to the South of York in the ever popular Fulford, near highly regarded schools and with easy access into the city centre. The property has been upgraded and maintained to a high standard by the current owner, is presented in "walk in" condition and briefly comprises entrance hall, living room with UPvc french doors to garden, kitchen with UPvc french doors to side, a utility room housing combi boiler, family bathroom and a separate WC completes the ground floor accommodation. The carpeted stairs lead to the first floor landing with three good size bedrooms. Externally the property boasts a stunning well established rear garden, mainly laid to lawn with various tree's and plants whilst to the front is a good size garden with hedge surround and a driveway giving off street parking and leading to a detached garage. An early viewing on this stylish family home is highly recommended.



Side Entrance

Entrance door to;

Kitchen

11'9 x 7'2 (3.58m x 2.18m)

Two uPVC double glazed windows to rear, uPVC double glazed French doors to side, fitted units comprising stainless steel sink and drainer unit, plumbing for dishwasher, fitted cupboards, designer radiator. Porcelain floors.



Utility Room

Fitted units, cupboard housing combination boiler, plumbing for washing machine and tumble dryer, designer radiator, electric fan, glazed door to living room. Porcelain tiled flooring.





Living/Dining Room

19'1 x 10'7 (5.82m x 3.23m)

uPVC double glazed window to rear, uPVC double glazed patio doors to rear, power points, TV point, phone point double panelled radiator. Oak flooring.

Bathroom

8'9 x 6'3 (2.67m x 1.91m)

Two uPVC double glazed windows to front, jacuzzi bath with shower over and shower screen, hand wash basin, fully tiled walls, electric fan, cupboards, towel rail/radiator. Tiled flooring.

Separate WC

uPVC double glazed window to front, hand wash basin, low level WC, electric fan. Tiled flooring.

Inner Hallway

Front door, double panelled radiator, storage cupboard with electrics. Oak flooring.

First Floor Landing

uPVC double glazed windows to front, storage cupboard, access to loft space via drop down ladder. Carpet.

Bedroom 1

14'1 x 12' (4.29m x 3.66m)

uPVC double glazed window to rear, double panelled radiator, feature fireplace, TV point, power points. Carpet.

Bedroom 2

13'1 x 9'6 (3.99m x 2.90m)

uPVC double glazed window to rear, double panelled radiator, feature fireplace, TV point, power points. Carpet.

Bedroom 3

9'10 x 7'11 (3.00m x 2.41m)

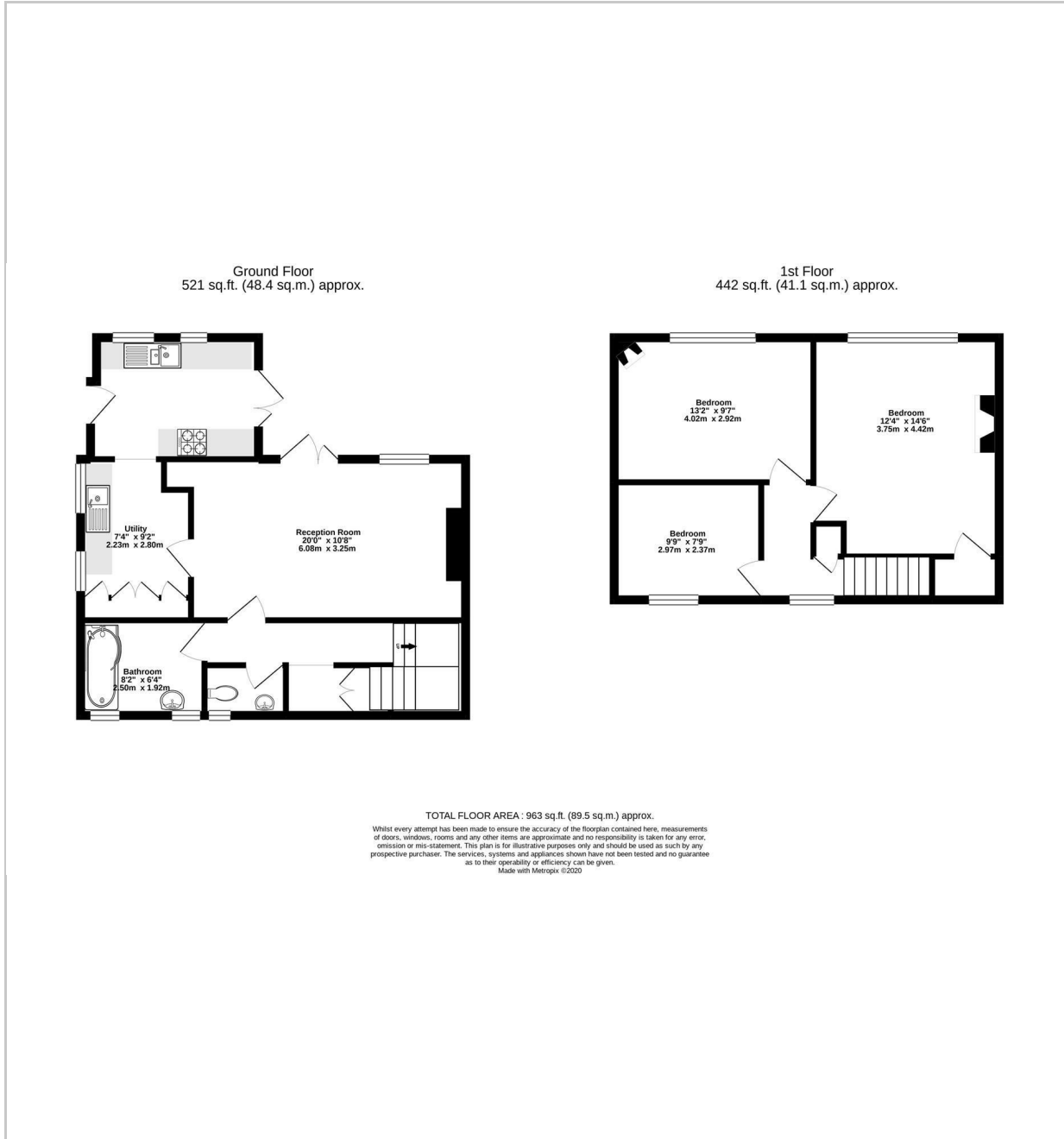
uPVC double glazed window to front, double panelled radiator, TV point, power points. Laminate flooring.

Outside

South facing rear garden laid to lawn with fully established trees, blossom tree, fruit orchard, water tap and lights plus a timber shed. Garage with power and light.



FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (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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