



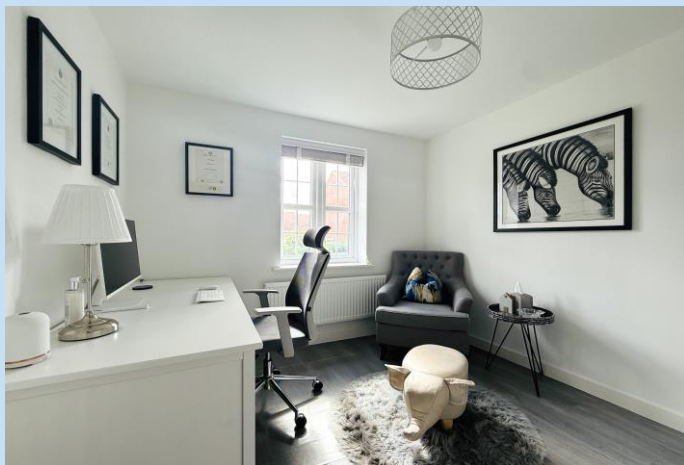
43 Thornton Road, Fulford
York, North Yorkshire YO19 4AB

Guide Price £379,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market this stylish and immaculately presented three-bedroom semi-detached family home, set in the heart of the modern development at Germany Beck, within the highly sought after location of Fulford, well situated with easy access to both York and the outer ring road. Also, within the catchment of the very popular Fulford Secondary School, the independent amenities of Main Street as well as The McArthur Glen Shopping Outlet. Plus, there are also bus rides to the York city centre and river sidewalks close by. This superb house spread over three floors, has been cherished and updated by the current owners, offering a balance of both immaculate and quality features, with a twist of stylish charm and imagination. This property will be very popular with a multitude of buyers, including singles, professional couples, young families, those looking to retire, plus commuters working throughout the region and at York University. In brief comprises; From the front entrance door into the hallway, with doors leading to the principal reception room. To the front, we find the study, perfect for those who work from home or a child's playroom and a downstairs cloakroom. Then in the heart of the house is a fabulous open-plan, kitchen-living space, the contemporary kitchen, with a range of modern fitted light grey units, with integrated appliances, plus ample space for a table and chairs. French doors lead out from this flexible living space into the garden. From the first-floor landing, are further reception rooms. To the front, the living room with two windows, letting in lots of natural light, then to the rear, we find the principal bedroom, complete with its own en-suite. There is a handy storage cupboard on the landing. A stairwell leads us up to the second floor. From where doors lead to two further bedrooms, both with built in wardrobes and a stylish bathroom. Outside to the front of the house, we find ample on street parking for visitors, while to the rear of the house, an allocated parking space, leading to the garage, perfect for a car enthusiast or as a workshop or gym. A rear gate gives access into the west facing fenced landscaped garden, laid to lawn, with a paved patio area, just right for outside entertaining. In summary, this lovely home in the very popular "Fulford Road" area provides an exceptional opportunity to secure a property that is both charming and contemporary. The property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the University, catchment area of Fulford School and the York City centre. An early internal inspection is highly recommended to fully appreciate this lovely quality home!

Thornton Road, is a residential street situated to the south of York City Centre just off Fulford Road and enjoys plenty of amenities including local shops, Public Houses and a Post Office. The McArthur Glen Shopping Outlet, David Lloyd Gym and York Sports Village are all within easy reach as is access to the A64 and the University of York. For families, the property is in the catchment for the highly regarded Schools. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door leads into the hallway with a storage cupboard. Stairs to first floor and radiator*. Doors leading to...

Study

9' 6" x 8' 11" (2.89m x 2.72m)
Double glazed windows to the front aspect and radiator*.

Cloakroom

6' 2" x 4' 6" (1.88m x 1.37m)
Low level wc, sink with mixer taps, down lighting and radiator*.

Kitchen/Diner

13' 9" x 9' 10" (4.19m x 2.99m)
Fabulous kitchen with a range of modern light grey wall, floor and drawer units with matching worktops over, sink unit with mixer taps, integrated appliances include, double electric oven*, induction hob* with extractor hood over*, fridge/freezer*, washing machine* and dishwasher*. French doors leading to the garden, down lighting and radiator*.

First Floor Landing

Stairs to second floor and under stairs storage cupboard. Doors leading to...

Living Room

13' 10" x 8' 10" (4.21m x 2.69m)
Double glazed windows to the front aspect, tv and telephone points* and radiators*.

Bedroom 1

11' 11" x 9' 10" (3.63m x 2.99m)
Double glazed windows to the rear aspect, tv point*, built in wardrobes and radiator*. Door leading to...

En-suite

6' 7" x 4' 3" (2.01m x 1.29m)
Modern white suite comprising; Walk in shower cubicle with mains shower*, pedestal wash hand basin with mixer taps, low level wc, extractor fan*, down lighting and heated towel rail*.

Second Floor Landing

Doors leading to...

Bedroom 2

13' 10" x 10' 10" (4.21m x 3.30m)
Double glazed windows to the rear aspect, built in wardrobes and radiator*.

Bedroom 3

13' 10" x 8' 9" (4.21m x 2.66m)
Double glazed windows to the front aspect, built in wardrobes and radiator*.

Bathroom

7' 9" x 5' 1" (2.36m x 1.55m)
Modern white suite comprising; Bath with mixer taps and mains shower over, pedestal wash hand basin with mixer taps, low level wc, extractor fan*, down lighting and heated towel rail*.



Outside

To the front of the house is ample on street parking for visitors. To the rear of the house, we find a parking space in front of the garage. Gated rear access leads into the fenced garden, laid to lawn, with shrub borders and a paved patio area, perfect for outside entertaining.

Garage

18' 11" x 9' 5" (5.76m x 2.87m)

To the rear of the house is a garage with an electric up and over door, power and lighting*. There is ample parking in front of the garage.

Agents Note

EPC Rating B. Council tax band D.

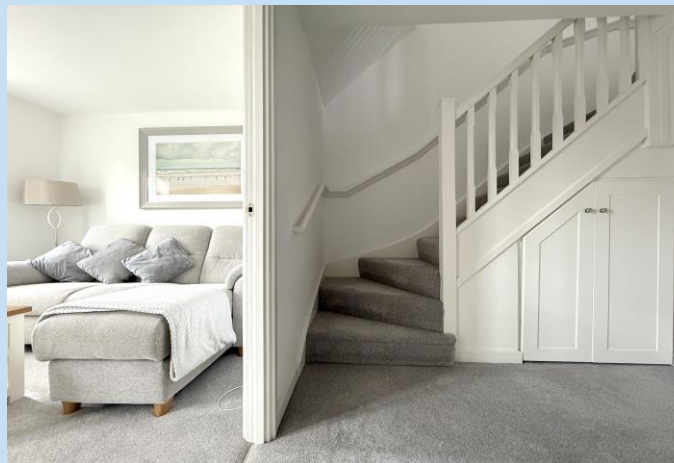
Broadband supplier: Fibre Nest Cable.

Broadband speed: Standard speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.





Energy performance certificate (EPC)

43 Thornton Road Germany Beck YORK YO19 4AB	Energy rating B	Valid until:	9 December 2031
		Certificate number:	8269-6432-8339-1430-1296

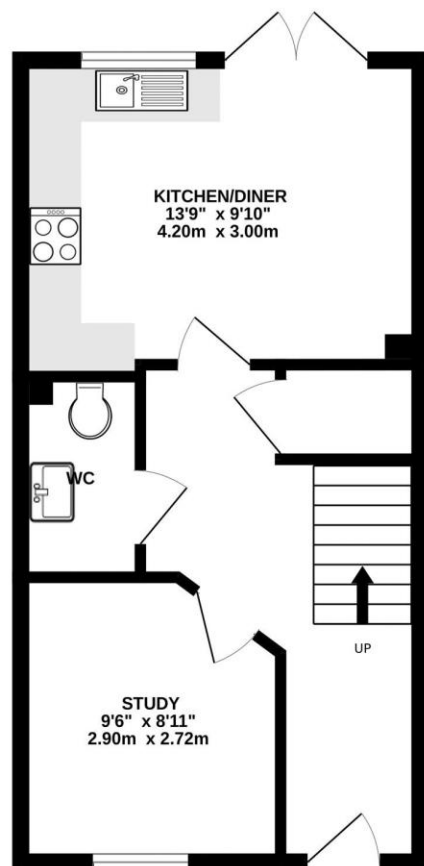
Property type	Semi-detached house
Total floor area	100 square metres

Rules on letting this property

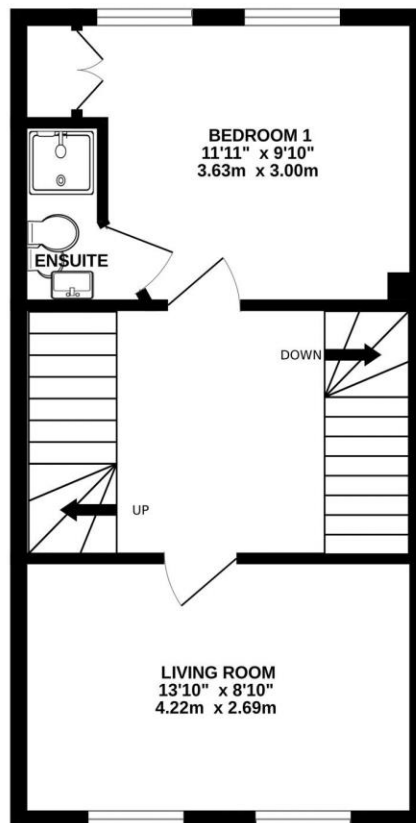
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

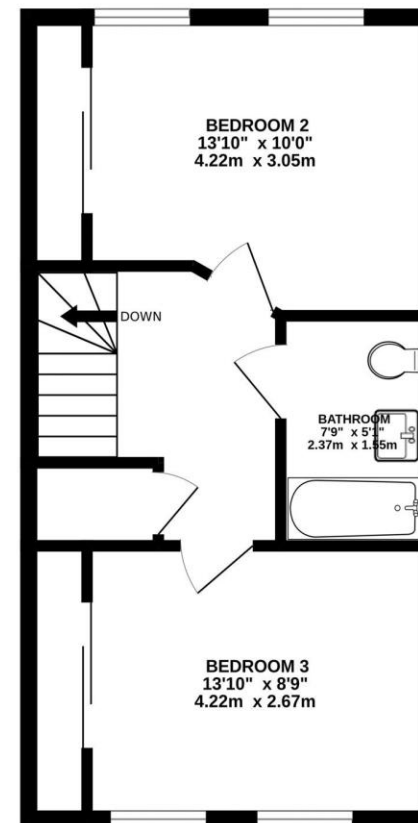
GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.