



5 Tilmire Close,
York, North Yorkshire YO10 4NG

Guide Price £379,950


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PERSONAL AGENTS

Bishops Personal Agents brings to the market an immaculately presented three-bedroom semi-detached dormer bungalow, situated in the very popular location of Fulford in a quiet cut-de-sac, just to the South/East of the York, within easy walking distance of local schools and local amenities. Situated off Heslington Lane, this superb house has been cherished and refurbished by the current owner, offering a balance of both stylish and quality features, which will appeal to a multitude of buyers including young professionals, couples, families and those looking to retire or who work at the University. Another great feature - there is still the option to extend to the rear. The accommodation briefly comprises; A side entrance door brings us into the contemporary fitted kitchen, with a range of grey units and a variety of integral appliances. This in turn opens to the spacious living room, with a window overlooking the front garden, bathing the room with natural light. From the inner lobby doors lead to two downstairs bedrooms, one which could be used as an office or hobby room, with patio doors leading to the garden and a contemporary shower/wet room completes the ground floor. A staircase leads from the living room, up to the second-floor landing and onwards into the converted attic space, where we find an impressive principal bedroom, with both windows and sky lights and its own luxury en-suite. Outside to the front is a garden area and driveway providing ample off-street parking. Gates lead through to the detached garage, just right for a car enthusiast or as a workshop. To the rear the house enjoys an enclosed fenced garden with a paved patio, perfect for outside entertaining. In summary, this superb dormer bungalow, provides an exceptional opportunity to secure a well presented home and will appeal to those for whom location within this popular area is crucial and easy access to the University, catchment area of Fulford Comprehensive School and the York City centre. Sold with no onward chain! An early internal viewing is a must!

Fulford is a residential area, situated to the south of York City Centre. Fulford enjoys plenty of amenities including local shops and Public Houses. 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 Fulford Secondary School. 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

Upvc side entrance door to kitchen.

Kitchen

14' 10" x 6' 10" (4.52m x 2.08m)

Fabulous fitted kitchen with a range of modern grey base and wall mounted units with matching work preparation surfaces over, inset steel sink with mixer taps, integral appliances include electric oven*, induction hob*, microwave*, washing machine* upright fridge/freezer* and a dishwasher*. Double glazed windows to front aspect and down lighting. Door leading to...

Living Room

Double glazed windows to the front aspect, alcove shelving, tv point* and radiator*. Stairs leading up to the first floor. Opening to....

Inner Lobby

Doors leading to...

Shower/Wet Room

6' 0" x 5' 8" (1.83m x 1.73m)

A contemporary suite in white comprising; Shower area with mains shower over*, corner wash hand basin with mixer taps, low flush wc, double glazed window to side aspect, down lighting and heated rail*.

Bedroom 2

11' 8" x 10' 8" (3.55m x 3.25m)

Double glazed windows to the rear aspect and radiator*.

Bedroom 3

8' 9" x 6' 3" (2.66m x 1.90m)

Double glazed windows to the side aspect, patio doors to the garden and radiator*.

First Floor Landing

Door leading to...

Bedroom 1

20' 6" x 19' 8" (6.24m x 5.99m)

Converted attic space with sky lights to the front and double glazed windows to the rear aspects, down lighting, eave storage and upright radiators*. Door leading to...

En-suite

8' 2" x 5' 6" (2.49m x 1.68m)

A contemporary suite in white comprising; Shower cubicle with mains shower over*, wash hand basin, set in a vanity unit with mixer taps, low flush wc, down lighting and heated rail*.



Outside

Outside to the front is a garden area and driveway providing ample off-street parking. Gates lead through to the detached garage, just right for a car enthusiast or as a workshop. To the rear the house enjoys an enclosed fenced garden with a paved patio, perfect for outside entertaining.

Garage

28' 4" x 7' 11" (8.63m x 2.41m)

The garage has double doors, power and lighting.

Agents Note

Epc rating D, Council tax band C.

Broadband supplier: EE

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

| | | |
|-------------------------------------|---------------------------|--|
| 5 Tilmire Close YORK YO10 4NG | Energy rating D | Valid until: 25 September 2032 |
| | | Certificate number: 2660-3020-0201-1672-6204 |

Property type Semi-detached bungalow

Total floor area 55 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).

Bishops Personal Agents

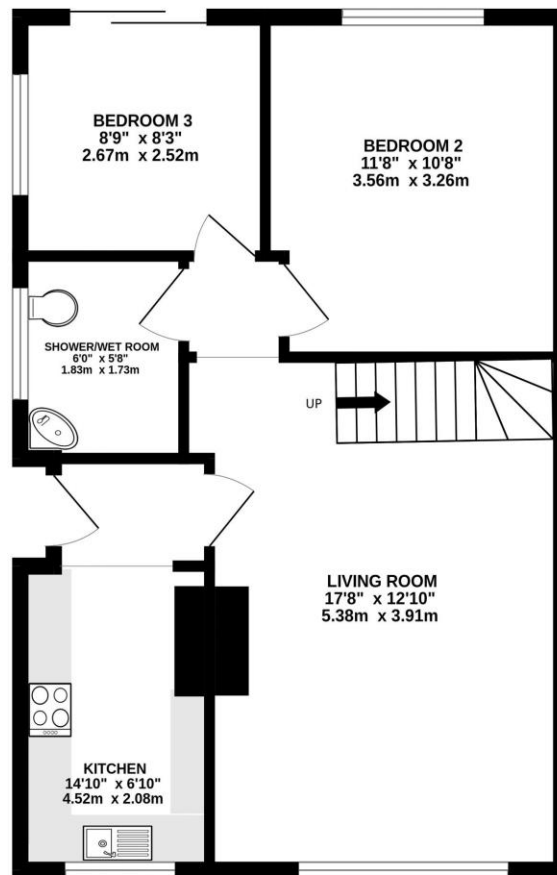
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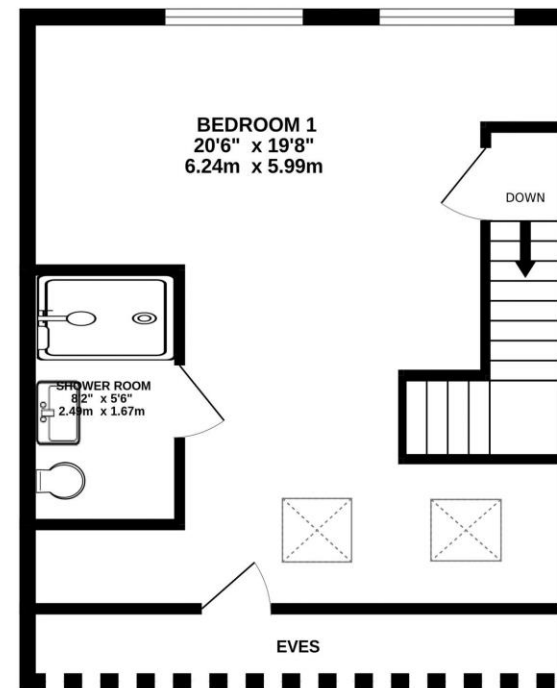
paul.atkinson@bishopspace.com

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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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