

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

These drawings have been made to show the accuracy of the figures contained here. Measurements of doors, windows, rooms and areas are approximate and not intended to be used as a basis for any legal or financial transaction. The purchaser must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



GROUND FLOOR 654 sq.ft. (60.7 sq.m.) approx.

- Semi Detached Bungalow
- Probate Granted
- In Need Of Renovation
- Driveway Parking and Garage
- Two Bedrooms
- Large Front and Rear Garden
- Sought After Location
- EPC D

Freehold
Council Tax Band - C

Heath Croft Fulford, York YO10 4NJ



Heath Croft
Fulford, York
YO10 4NJ

£280,000



A semi detached two bedroom bungalow ideal for those looking to downsize and remain in Fulford.

This most attractive semi detached bungalow is set to the south of York and is well placed for access to the city centre as well as the many local amenities the area has to offer and good transport links.

The property has been well maintained by the current owners but is now in need of modernisation and has the potential for extension subject to the necessary permissions. Despite this the property has a two year old combi boiler and the works required are cosmetic.

The property offers spacious light and airy accommodation which is sure to appeal to a range of potential buyers. An entrance hall leads to the kitchen with fitted units and on to a good sized reception room. There are two bedrooms to the rear and a shower room with a white suite.

Set on a good sized plot, the benefits include lawned gardens to the rear, a single garage and driveway parking.

Offered for sale with no forward chain with Probate now being granted, early viewing is essential.

Council Tax Band C

