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- EPC 7ba
- Three Reception Rooms

• Period Features

• Twelve En-suite Bedrooms

• Car Park and Double Garage

• Apartments

• Planning Permission For Five

• Detached Guest House

Council Tax Band - H

Freehold

YO10 4HE

, York

Fulford Road

While every attempt has been made to ensure the accuracy of the figures contained in the measurements of doors, windows, rooms and other items the measurements are approximate and no responsibility is taken for any errors or omissions. This plan is for reference purposes only and should not be used for any other purpose. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with Blueprints 2022

TOTAL FLOOR AREA: 4788 sq.ft. (444.8 sq.m.) approx.





Fulford Road  
, York  
YO10 4HE

£1,300,000

 12  12

A double fronted detached twelve bedroom guest house with planning permission for further extension to become five apartments.

Located in the popular residential area of Fulford, positioned to the south of York. This beautiful home offers approximately 4788 sqft of living accommodation and is set on a wonderful plot offering a generous car park and a gated driveway to the front with a double garage. Set back from Fulford Road, this property is within walking distance of the independent amenities Fulford Main Street has to offer, and is ideally placed for Fulford Secondary School.

The property is full of period features and has been a very popular guest house for many years. Whilst the planning permission adds options, the property could be changed in classification to either a single residential dwelling or subject to the necessary planning permissions being granted a house of multiple occupancy.

These accommodation consists of three main reception rooms, a dining kitchen, a conservatory and two en-suite bedrooms on the ground floor, with a further ten en-suite bedrooms on the second and third floor.

Externally the property is surrounded by wonderful mature gardens, a car park and a large double garage.

The planning permission for the property can be accessed using the York simple search planning portal and using Reference 22/02259/FUL | Conversion of hotel (use class C1) to 5 no. apartments (C3) including single storey side extensions and demolition of existing garage. | Limes Hotel 135 Fulford Road York YO10 4HE.

Council Tax Band - B

