

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 only 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.

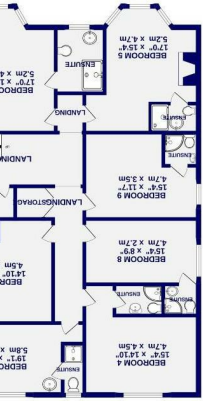
- EPC 7ba
- Three Reception Rooms
- Period Features
- Twelve En-suite Bedrooms
- Car Park and Double Garage
- Apartments
- Planning Permission For Five
- Detached Guest House

Freehold
Council Tax Band - H

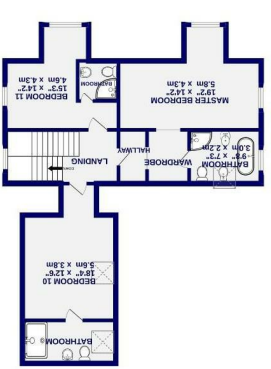
Fulford Road
, York
YO10 4HE

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 error or omission in the document. 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 as to their operability or efficiency can be given.

Made with Blueprints 2022



GROUND FLOOR
2190 sq ft (203.6 sq m) approx.



2ND FLOOR
885 sq ft (81.5 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

