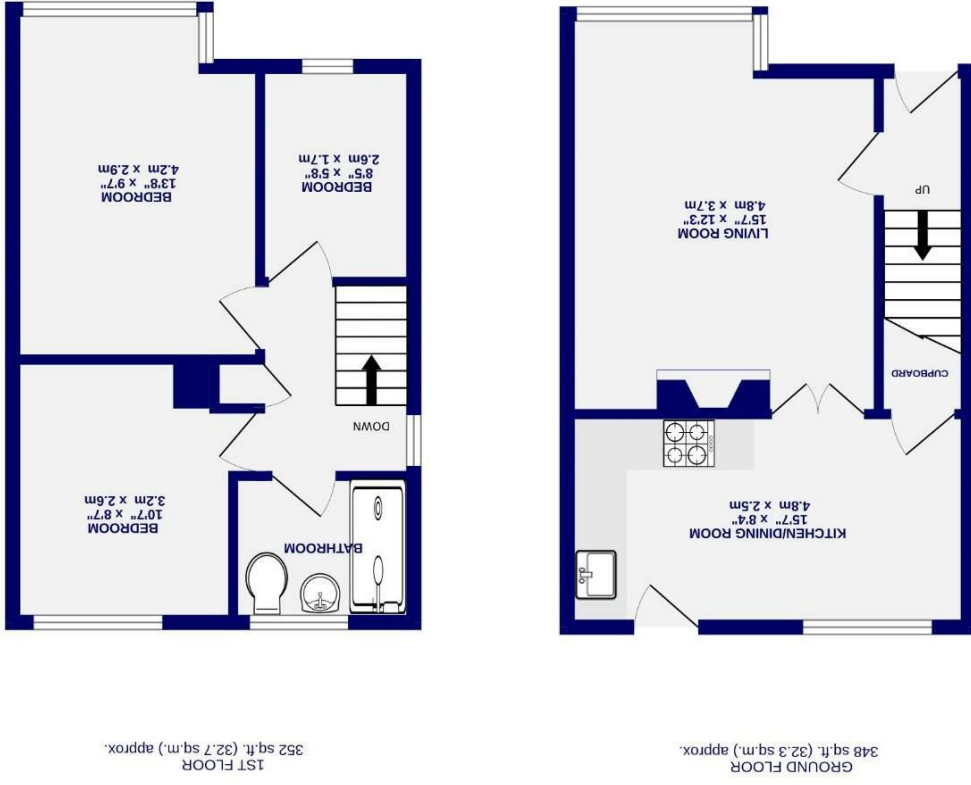


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC - D
 - Garden
 - Driveway
 - Quiet Cul-De-Sac
 - Fulford
 - Kitchen Diner
 - Three Bedrooms
 - Semi-Detached
- Freehold
Council Tax Band - C

Heath Croft Fulford, York YO10 4NJ



Heath Croft
Fulford, York
YO10 4NJ

Offers Over £300,000



This spacious semi-detached home is located in the cul-de-sac in the sought after Fulford area south of York. Close to Fulford School and the University of York, with easy access to the A64 and city centre. This much loved and cherished family home now presents an opportunity for a new owner to update and personalise to make their own.

The internal accommodation comprises an entrance hall which leads to a bright and airy living room and a fitted kitchen/diner. The kitchen boasts an array wall and base units with space for appliances complemented modern worktops. There is also a large window and access to the rear ample garden.

To the first floor are three well-proportioned bedrooms and a wet room bathroom. Access to the boarded attic space is on the landing.

The property further benefits from gas central heating.

The rear private garden is not overlooked and has laid to lawn with lush mature trees and shrubs. Nestle in the orchard at the bottom of the garden is a quaint summer house. Nearer to the house is an ample shed/workshop for storage. To the front is a driveway for off street parking and a lawned area.

With its desirable location, this property is sure to attract a variety of potential buyers. Early viewing is highly recommended to avoid missing out on this opportunity.

Council Tax Band: C

