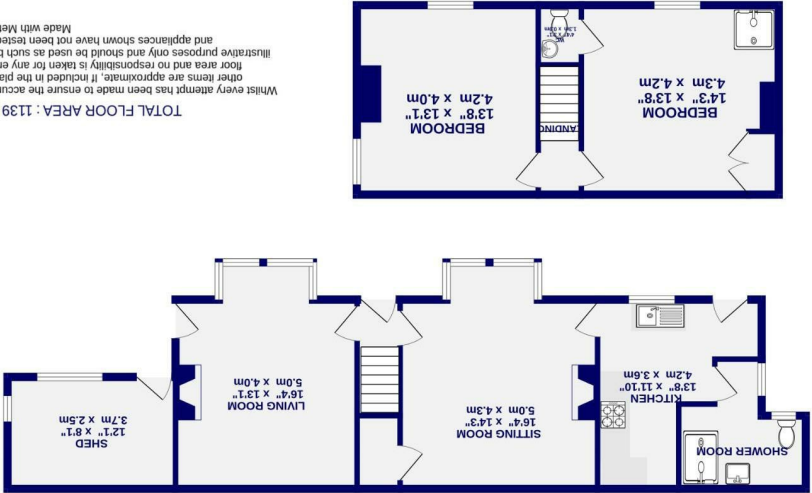




Main Street
Fulford, York
YO10 4PN

Freehold
Council Tax Band - D

- Stunning Link- Detached Property
- Two Double Bedrooms
- Sought After Location
- Outbuilding
- No Onward Chain
- Idyllic Garden Area
- EPC - E



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the garden areas will form part of the overall floor area 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.

TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

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.

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£450,000

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This stunning link- detached property is full of character and dates back to the original farmhouses of Main Street in Fulford. Well placed to York city centre as well as good transport links, the railway station and varied local amenities, this location is highly sought after and with the property's set back nature through a private entrance off the main road, it is one of its kind.

A fantastic opportunity to be made into a much-loved home, the accommodation is well presented and has been much improved by the current owners. To the ground floor comprises a kitchen, which is need of modernisation but provides plenty of space for well fitted units with appliances and white goods. Access to the family bathroom is off the kitchen but with the use of the current planning permission, this space could be drastically changed. A formal dining room is found on one side of the entrance hallway, with the large rooms this makes the perfect room for being a formal dining room. The current owner has rebuilt the bay windows with wooden double-glazed windows which align with the original build. An open fire is also present meaning this room could very easily become a cosy living room if the new owner wanted to reconfigure the ground floor accommodation. The other side of the entrance hallway is the lounge, it's fireplace is blocked up but with access into the idyllic garden area, the space is both bright and airy.

Making your way up the staircase, we then find two large double bedrooms, of which one provides both a shower and WC.

Externally, the property benefits from an extremely private, south facing garden and patio area. Outbuildings are also available for external storage which completes the property.

Planning permission is also available for both sides of the property, more information on this will be readily available for viewings or found online.

Due to its unique nature, this property is sure to be popular and so early viewing is highly recommended.

