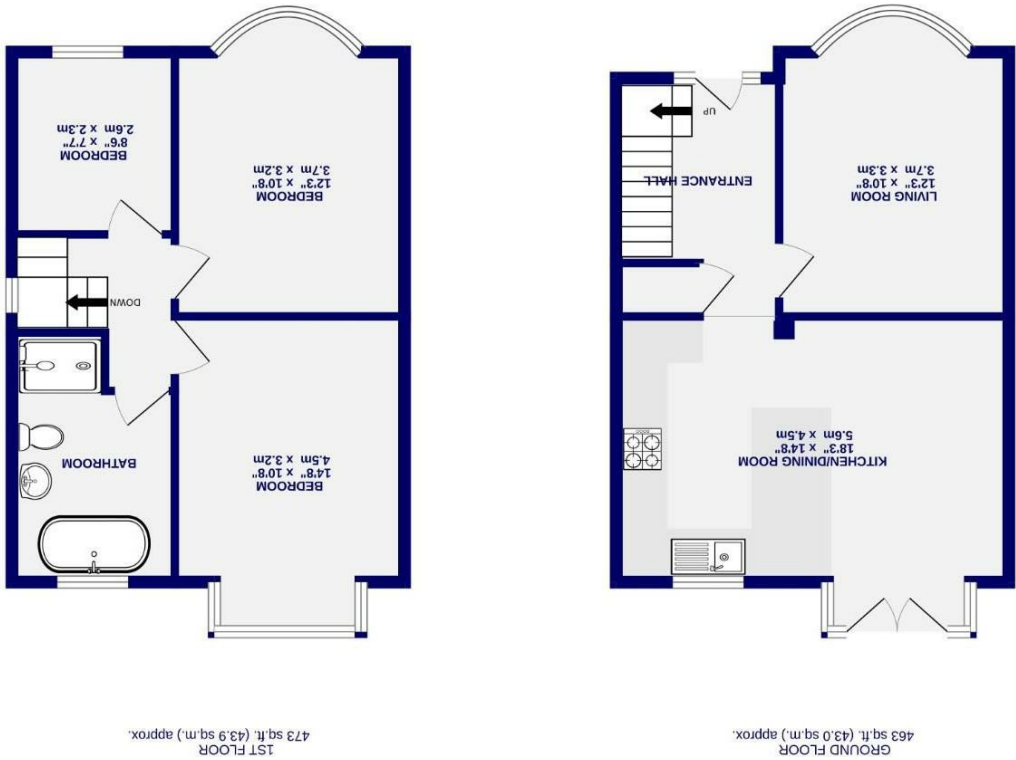


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Maple Grove
Fulford, York
YO10 4EH
Freehold
Council Tax Band - C

- Period Semi Detached House
- Three Bedrooms
- Highly Desirable Location
- Driveway & Tandem Garage
- Luxury Fixtures & Fittings
- Outstanding School Catchment
- EPC - C



Maple Grove
Fulford, York
YO10 4EH

Offers In The Region Of
£515 000

 3  1

A beautifully modernised and immaculately presented three-bedroom period semi-detached house, situated on the highly sought-after Maple Grove.

Maple Grove is a quiet cul-de-sac in Fulford, connecting Fulford Road to the Millennium Bridge. This location is widely regarded as one of York's most desirable, thanks to its proximity to the Ofsted-rated Outstanding Fulford Secondary School and the short, picturesque walk to Bishopthorpe Road via the Millennium Bridge.

The accommodation comprises a welcoming front porch leading into an internal hallway, where the hand-crafted oak staircase sets the tone for the rest of the home. The front lounge features a charming bay window, creating a bright and relaxing space. To the rear, the open-plan dining kitchen boasts modern dark grey units, a white composite worktop, and a range of integrated appliances. French doors open onto the rear garden, making it ideal for entertaining.

The first floor offers three bedrooms, including two doubles with fitted wardrobes and a single bedroom with a built-in bed. Completing the upstairs is a modern family bathroom, beautifully appointed for contemporary living.

Externally, the property features a front garden and driveway leading to a spacious tandem garage. To the rear, the lawned garden and patio provide a private outdoor space that enjoys the afternoon and evening sun –perfect for relaxing or socializing.

This stunning home is an exceptional opportunity to acquire a period property in a prime Fulford location, with excellent amenities and transport links close by.

Council Tax Band- C

