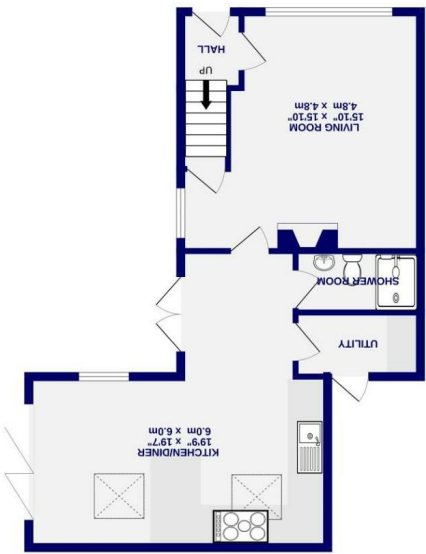


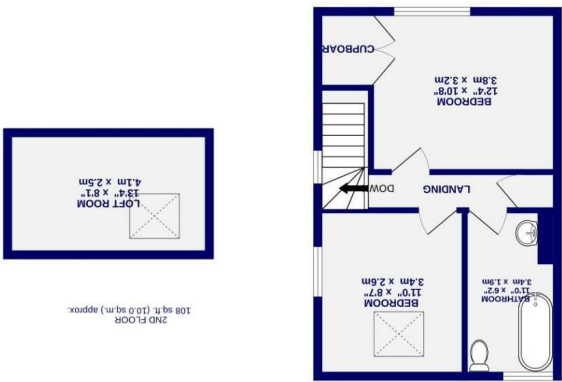
Alma Grove Fulford, York YO10 4DH

Freehold
Council Tax Band - B

- EXTENDED End Terraced Cottage
- Two Double Bedrooms & First Floor Bathroom
- Stunning Extended Kitchen Living Room
- Separate Lounge With Multi-Fuel Stove
- Ground floor Utility & Shower Room
- Off Street Parking And Rear Garden
- Brick Built Garden Room
- Immaculately Presented
- Epc D



GROUND FLOOR
599 sq. ft. (55.6 sq. m.) approx.



FIRST FLOOR
379 sq. ft. (35.2 sq. m.) approx.



LOFT ROOM
108 sq. ft. (10.0 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate 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 operation or efficiency can be given.
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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.



Alma Grove
Fulford, York
YO10 4DH

£450,000

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This extended, two double bedroom cottage is simply stunning!

The property is located to the south of York in one of the city's most sought after locations of Fishergate, which is very convenient for local amenities and peaceful river walks into York city centre.

The internal accommodation briefly comprises; entrance hall which gives access to the first floor and to a spacious living room which has a multi-fuel stove and herringbone parquet floor. The hub of the home is the extended kitchen diner which is fitted with a stylish range of wall and base units with granite work surfaces. There is a range style cooker with extractor above, built in fridge freezer and space for a dishwasher. The overall feel of space is enhanced by the vaulted ceiling and the room is flooded with natural light from the Velux windows and bi-fold doors which open on to the garden, The property also benefits from a separate utility room and ground floor shower room.

To the first floor the landing gives access to the loft space providing ample storage and possible home office. There are two double bedrooms and a luxury three piece bathroom suite with roll top bath.

Externally, to the front of the property is a gravelled driveway which provides off street parking and overlooks the community green. To the rear and side, the larger than average private garden is predominantly gravelled with paved areas, raised decked area, planted borders and central raised pond all enclosed by wall and fence boundaries. There is a brick built garden room tucked away in the corner of the garden which has double glazed French doors and windows to the front and handy store to the rear. The garden room has been fully plastered, insulated and has a vaulted ceiling and laminated floor, could be used as an office or the perfect place to relax, all year round.

In summary, this is a lovely property that is presented to an extremely high standard and located within walking distance to the city centre.

