

- Freehold
Council Tax Band - F

GROUND FLOOR
1217 sq.ft. (113.1 sq.m.) approx.

The ground floor plan shows a large living room (16'8" x 15'1") and a dining room (16'8" x 12'2") at the front. A central hall provides access to a sitting room (10'9" x 8'2"), a kitchen/breakfast room (12'10" x 11'2'), a shower room, and a utility room (6'3" x 9'9"). A rear garden area includes a garage (32'8" x 11'3") and another sitting room (10'9" x 8'2').

LIVING ROOM
16'8" x 15'1"
5.1m x 4.6m

DINING ROOM
16'8" x 12'2"
5.1m x 3.7m

HALL

SITTING ROOM
10'9" x 8'2"
3.3m x 2.5m

KITCHEN/BREAKFAST ROOM
12'10" x 11'2"
3.9m x 3.4m

SHOWER ROOM

UTILITY ROOM
6'3" x 9'9"
1.9m x 1.7m

GARAGE
32'8" x 11'3"
10.0m x 3.4m

SITTING ROOM
10'9" x 8'2"
3.3m x 2.5m

1ST FLOOR
799 sq.ft. (74.3 sq.m.) approx.

The first floor features four bedrooms: two at the front (14'1" x 12'2" and 14'1" x 12'2") and two at the rear (12'2" x 8'2" and 12'2" x 8'2"). It also includes a bathroom, a WC, and a landing with stairs leading down.

BEDROOM
14'1" x 12'2"
4.3m x 3.7m

BEDROOM
14'1" x 12'2"
4.3m x 3.7m

BEDROOM
12'2" x 8'2"
3.7m x 2.5m

BEDROOM
12'2" x 8'2"
3.7m x 2.5m

BATHROOM

WC

LANDING

DOWN

TOTAL FLOOR AREA : 2017 sq. ft. (187.3 sq.m.) approx.

While 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 for your information only and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation.

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St. Oswalds Road
Fulford, York
YO10 4PF

Offers Over £800,000

 4  2

Located in the ever-popular area of Fulford, just south of York, is this charming and extended detached period home. Boasting double bay fronts and positioned on an impressive plot, this spacious property offers flexible accommodation, with ample scope for further development and renovation. Lovingly maintained by its long-term owner, it's a much-loved family home that's ready to move into.

Situated on the sought-after St Oswald's Road, the property is ideally located for a range of local amenities including shops, cafes, and restaurants along Fulford Main Street. Excellent commuter links to York city centre are easily accessible via the nearby park-and-ride bus service. Picturesque riverside walks along the River Ouse are just a short stroll away, with the city centre and train station also within walking distance.

Internally, the home comprises a welcoming entrance hall leading to two generously sized reception rooms, both featuring attractive bay windows and fireplaces that flood the space with natural light. A third reception room offers further versatility and could be used as a study or snug. To the rear sits a spacious kitchen diner, fitted with a range of wall and base units providing ample storage and worktop space, with a useful utility room beyond. A ground floor shower room completes the layout on this level.

Upstairs, the original staircase leads to a bright and airy landing with access to four well-proportioned double bedrooms. The two largest rooms are located at the front of the property, offering pleasant views over the tree-lined street. A family bathroom and separate WC complete the first floor.

