



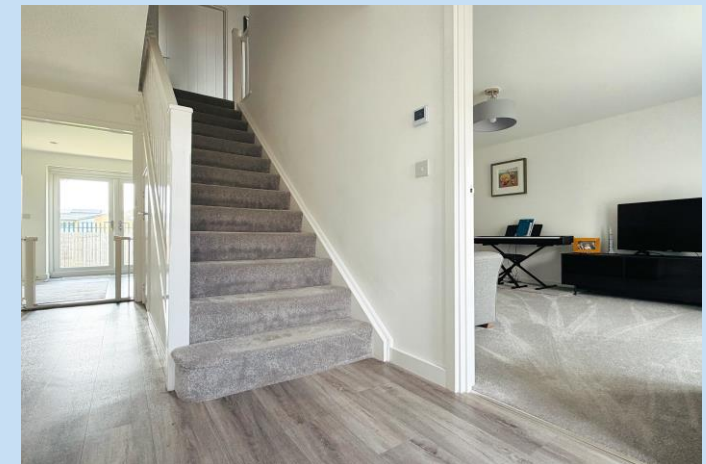
47 Risedale Drive, Fulford  
York, North Yorkshire YO19 4AJ

Guide Price £525,000

**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents bring to the market this stylish and immaculately presented five-bedroom detached family home, set in the heart of this modern development at Germany Beck, within the highly sought after location of Fulford. It is well situated with easy access to both York and the outer ring road, the independent amenities of Main Street as well as The McArthur Glen Shopping Outlet and there are also regular bus rides to York city centre and river sidewalks close by. It is in the catchment area of Fulford Secondary School, which was 2025's winner of Comprehensive School of the Year, North. This superb contemporary house spread over two floors, is one of only two of its kind on the development called "The Ripley" and has been cherished by the current owners since new, offering a balance of both immaculate and quality features. This property will be very popular with a multitude of buyers, including professional couples, young families, those looking to retire, plus commuters working throughout the region and at York University. In brief comprises; From the front entrance door into the hallway, with doors leading to the principal reception rooms. To the front we find a spacious living room with French doors leading out the front of the house, bathing the room with natural light. Then in the heart of the house is a fabulous open-plan, kitchen-living space, the contemporary kitchen featuring a range of modern white units, with integrated appliances and ample space for a table and chairs. French doors lead out from this flexible living space into the garden. From the kitchen we find a handy utility and a downstairs cloakroom completing the ground floor. From the first-floor landing, are four double bedrooms, the principal, complete with its own en-suite and French doors leading out onto the balcony. We also find a single bedroom, currently used as a study, ideal for those working from home, and a stylish bathroom. Outside to the front of the house, a garden area and ample off-street parking for two cars, leading to the garage, perfect for a car/cycle enthusiast or as a workshop or gym. A side gate gives access into the rear garden, laid to lawn, with a paved patio area, just right for outside entertaining and lots of potential for green fingered buyers to landscape. In summary, this lovely home in the very popular "Fulford Road" area provides an exceptional opportunity to secure a property that is both charming and contemporary. This property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the University, catchment area of Fulford School and the York City centre. An early internal inspection is highly recommended to fully appreciate this lovely quality home!

**Risedale Drive is a residential street situated to the south of York City Centre just off Fulford Road and enjoys plenty of amenities including local shops, Public Houses and a Post Office. The McArthur Glen Shopping Outlet, David Lloyd Gym and York Sports Village are all within easy reach as is access to the A64 and the University of York. For families, the property is in the catchment for several highly regarded Schools. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Front entrance door and windows leads into the hallway with under stairs storage cupboard. Stairs to first floor and radiator\*. Doors leading to...

### Living Room

15' 3" x 10' 8" (4.64m x 3.25m)

Double glazed French doors to the front aspect, tv point\* and radiator\*.

### Kitchen/Diner

20' 6" x 9' 10" (6.24m x 2.99m)

Fabulous kitchen with a range of modern white wall, floor and drawer units with matching worktops over, drainer sink unit with mixer taps, integrated appliances include, double electric oven\*, induction hob\* with extractor hood over\*, fridge/freezer\* and dishwasher\*. Double glazed windows to rear aspect, French doors leading to the garden, down lighting and radiator\*. Door leading to....

### Utility room

6' 2" x 4' 11" (1.88m x 1.50m)

Fitted with a range of base units with matching worktops over and plumbing for a washing machine\*, wall mounted boiler\* and radiator\*. Door to rear aspect. Door leading to...

### Cloakroom

6' 2" x 4' 6" (1.88m x 1.37m)

Double glazed windows to the side aspect, low-level wc and pedestal wash hand basin with mixer taps and radiator\*.

### First Floor Landing

Doors leading to...

### Bedroom 1

13' 4" x 10' 9" (4.06m x 3.27m)

Double glazed French doors to the front aspect and balcony and radiator\*. Door leading to...

### En-suite

6' 3" x 6' 1" (1.90m x 1.85m)

Modern white suite comprising; Walk in shower cubicle with mains shower\*, pedestal wash hand basin with mixer taps, low level wc, extractor fan\*, double glazed window to front aspect and heated towel rail\*.

### Bedroom 2

12' 6" x 11' 5" (3.81m x 3.48m)

Double glazed windows to the front aspect and radiator\*.

### Bedroom 3

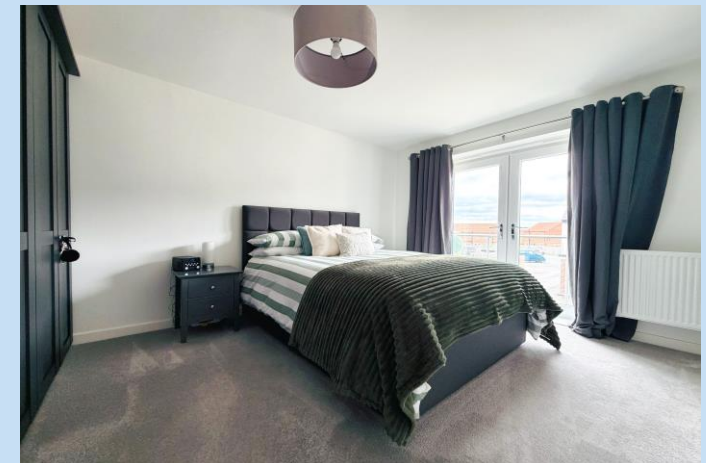
11' 10" x 10' 2" (3.60m x 3.10m)

Double glazed windows to the rear aspect and radiator\*.

### Bedroom 4

10' 3" x 9' 1" (3.12m x 2.77m)

Double glazed windows to the rear aspect and radiator\*.



### Bedroom 5/Study

7' 2" x 6' 10" (2.18m x 2.08m)

Double glazed windows to the rear aspect and radiator\*.

### Bathroom

9' 1" x 6' 5" (2.77m x 1.95m)

Modern white suite comprising; Bath with mixer taps and mains shower over, pedestal wash hand basin with mixer taps, low level wc, extractor fan\*, double glazed window to side aspect and heated towel rail\*.

### Garage

17' 8" x 9' 2" (5.38m x 2.79m)

Integral garage with an up and over door, power and lighting\*.

### Outside

Outside to the front of the house, a garden area and ample off-street parking for two cars, leading to the garage, perfect for a car/cycle enthusiast or as a workshop or gym. A side gate gives access into the rear garden, laid to lawn, with a paved patio area, just right for outside entertaining and lots of potential for green fingered buyers to landscape.

### Agents Note

EPC Rating B. Council tax band E.

Broadband supplier: Fibre Nest Cable.

Broadband speed: Standard speed.

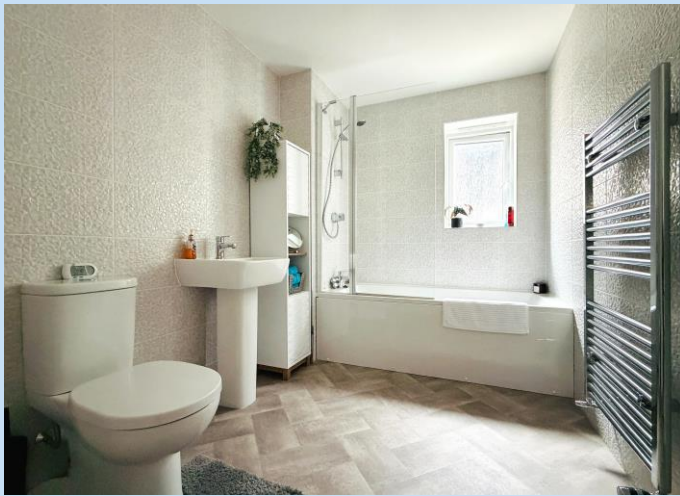
Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.

There will be a development service charge of £113 per year, once the development is fully complete.





## Energy performance certificate (EPC)

47 Risedale Drive  
Fullford  
YORK  
YO19 4AJ

Energy rating

**B**

Valid until:

10 May 2032

Certificate number:

0571-3379-3551-2792-9161

Property type

Detached house

Total floor area

115 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Bishops Personal Agents**

Tel: D: 01904 375376 M: 07497393391

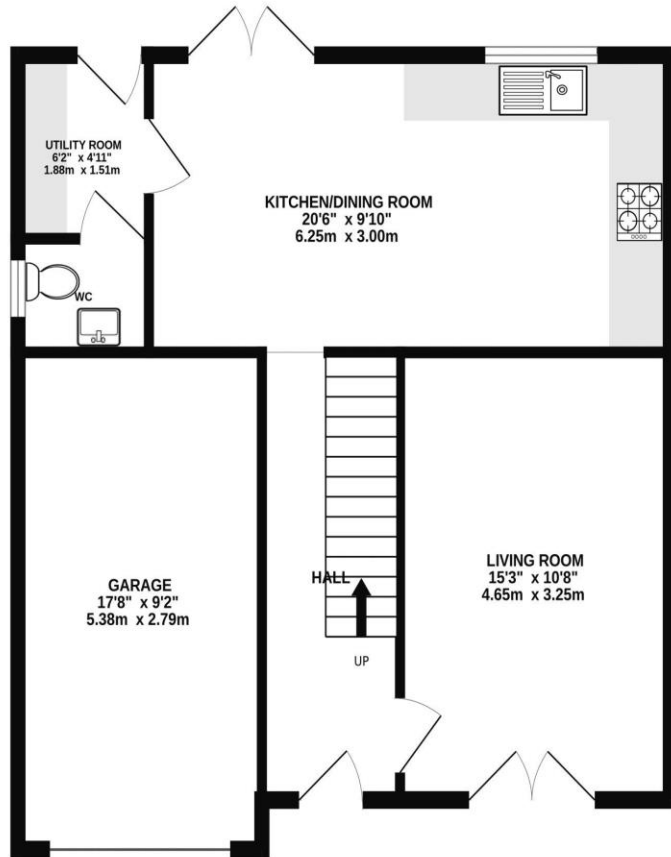
13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishospa.com

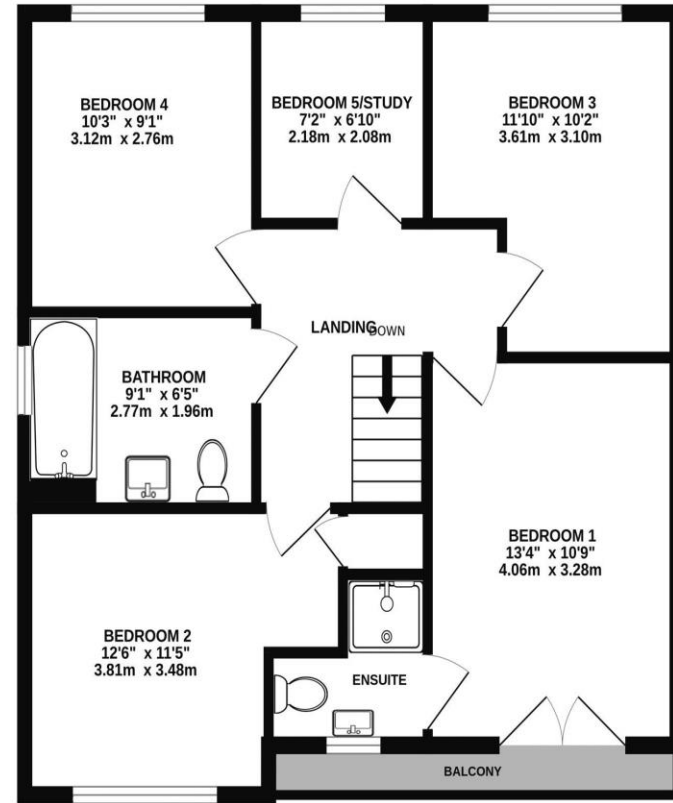
www.bishospa.com

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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 13746sq.ft. (1277.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 operability or efficiency can be given.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.