



## Broadway, Fulford, York, YO10 4JZ

- Sought-After Fulford Location
- Stunning Open-Plan Kitchen/Diner
- Extended Family Home
- Fulford School Catchment Area
- Beautifully Presented Throughout
- Council Tax Band C

**Asking Price £425,000**



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## DESCRIPTION

A beautifully presented and extended semi-detached home in the highly sought-after area of Fulford, offering spacious and versatile accommodation arranged over three floors. Situated within the catchment for the highly regarded Fulford School, this superb family home combines modern living with a generous rear garden — and now benefits from an energy-efficient heat pump, a valuable advantage given rising gas prices.

The property is entered via a welcoming entrance hall leading into a bright and attractive living room featuring a bay window and a stylish wood-burning stove, creating a warm and inviting focal point. To the rear, a substantial extension has created a stunning open-plan kitchen and dining space, flooded with natural light from multiple roof lanterns and enjoying direct access to the garden via French doors. A useful ground floor WC completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom fitted with a modern white suite. The second floor has been converted to provide a spacious principal bedroom with separate WC and basin, offering a private retreat away from the rest of the house.

Externally, the property enjoys a front garden with off-street parking and a side access pathway leading to the rear. The enclosed rear garden has been thoughtfully landscaped to include a generous paved seating area, raised planting beds and a timber shed, creating an excellent outdoor space for relaxing, entertaining and gardening enthusiasts.

Fulford remains one of York's most desirable residential locations, offering excellent access to York city centre, the A19 and A64, riverside walks, local shops, cafés and well-regarded schools. This is a fantastic opportunity to acquire a beautifully maintained family home in a highly convenient and sought-after setting — now enhanced by the long-term efficiency and running-cost benefits of a modern heat pump.





