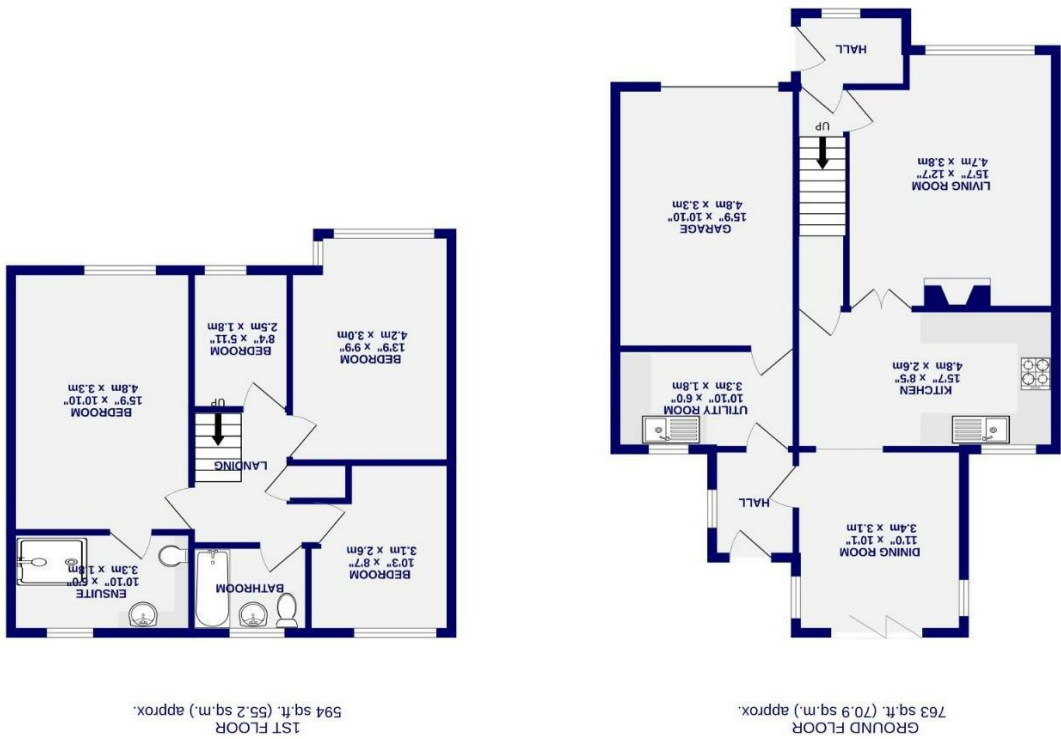


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC D
- Two Bathrooms
- Driveway & Garage
- Outstanding School Catchments
- Sought After Location
- Four Bedrooms
- Extended Semi Detached House

Freehold
Council Tax Band - C

Heath Croft
Fulford, York
YO10 4NJ



While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas are approximate. It is included in the plan for the purchaser's reference only and should be used as a guide only. The purchaser should verify the measurements and should be satisfied 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.



Heath Croft
Fulford, York
YO10 4NJ

£475,000

 4  2

An extended four-bedroom semi-detached home situated on a peaceful cul-de-sac, perfectly positioned for York University and Fulford School.

Located at the end of Heath Croft, a tranquil street in the heart of Fulford, one of York's most sought-after residential areas. Renowned for its strong sense of community, the area offers a wealth of amenities, including the Ofsted-rated outstanding Fulford Secondary School, York University, Fulford Gold course and other popular local facilities, all within easy walking distance.

The property features a welcoming front entrance porch and hallway leading to a bright living room with a bay window and feature fireplace. The modern central kitchen boasts dark grey units and a range of integrated appliances, flowing seamlessly into the rear reception room, a dining space with bi-fold doors that open onto the south-facing garden. A rear porch, utility room, and integral garage complete the ground floor.

Upstairs, there are four bedrooms, including three doubles and a smaller single, as well as a family bathroom and an en-suite to the master bedroom.

Externally, the property benefits from a front garden and driveway leading to the integral garage. The large rear garden, which enjoys a sunny south-facing aspect, includes an additional side plot overlooking Fulford School's playing fields, offering a rare combination of space and privacy.

Council Tax Band- C

