



6 School Lane
Fulford, York YO10 4LS

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£335,000

Situated on the ever-popular School Lane in Fulford, this charming mid-terrace home is offered to the market with no forward chain, making it an ideal opportunity for a range of buyers. Fulford is highly sought-after for its community feel, excellent local schools, and convenient access to a variety of amenities, all while being just a short distance from York city centre.

The ground floor features two well-presented reception rooms, offering flexible living and dining space, with the dining room benefiting from double doors opening out to the rear garden—perfect for entertaining. The kitchen and bathroom complete the ground floor accommodation.

To the first floor are well-proportioned bedrooms, providing comfortable living space ideally suited to couples, first-time buyers or small families.

A fantastic opportunity to acquire a delightful home in a desirable location—early viewing is highly recommended.

EPC Rating C
Council Tax Band B

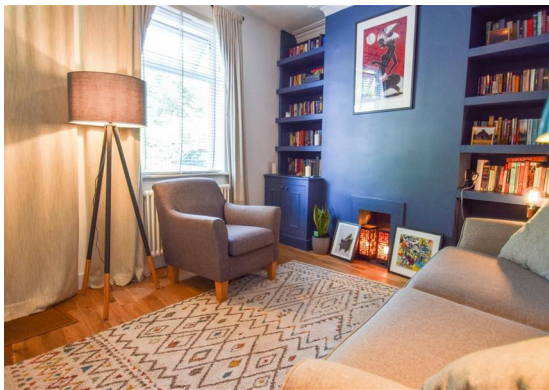
Entrance
Part glazed composite door entering into the lounge.

Lounge
12'11" x 10'10" (3.94 x 3.30)
UPVC window. Radiator. Handy shelving to both sides of the chimney breast.

Dining Room
11'7" x 11'0" (3.53 x 3.35)
UPVC double doors leading into the garden. Radiator. Storage cupboard.

Kitchen
10'2" x 5'7" (3.10 x 1.70)
A good sized fitted kitchen with high and low level units with co-ordinating worktops. Space and plumbing for washing machine and dishwasher. Sink unit. Integrated oven with four ring gas hob and extractor hood over. UPVC window.

Inner Lobby
Door to the rear garden and bathroom.





Bathroom

8'0" x 5'3" (2.44 x 1.60)

Fitted with a white three piece suite comprising; bath with shower over, vanity unit with wash hand basin and toilet. Opaque UPVC window. Radiator.

Stairs to First Floor

Bedroom One

12'9" x 10'9" (3.89 x 3.28)

UPVC window. Radiator. Built in cupboard.

Bedroom Two

11'8" x 11'4" (3.56 x 3.45)

UPVC window. Radiator. Built in cupboard.

Outside

To the rear of the property is a well presented enclosed walled garden, mainly laid to lawn with patio area, planted borders with mature shrubs.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

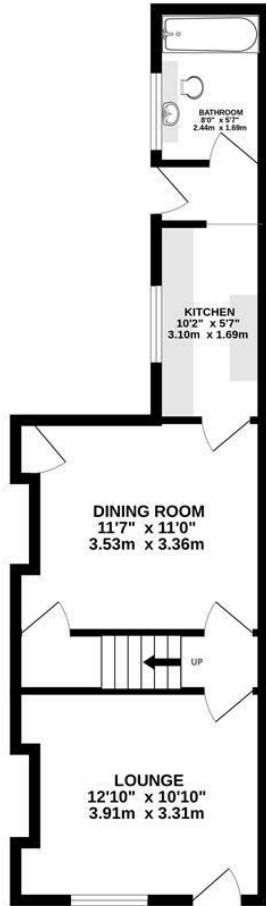
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Anti - Money Laundering Compliance

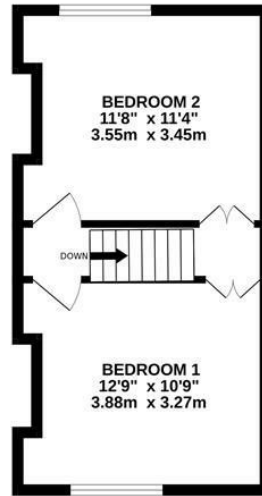
We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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