



Broadway West York YO10 4JN

£475,000



Located in the ever-popular area of Fulford, this attractive three-bedroom semi-detached home enjoys an enviable position within easy reach of York City Centre, with the picturesque riverside walks providing a pleasant route towards both the city and York railway station. The property is also well placed for access to highly regarded local schools, making it an ideal choice for families.

Set on a generous and notably private plot, the property is well presented throughout and offers bright, versatile accommodation, together with a particularly appealing south-facing rear garden.

Upon entering, the welcoming hallway provides access to the principal living room, which features a large bay window allowing an abundance of natural light into the room. To the rear, the kitchen and dining areas have been opened up to create a superb open-plan space, providing a natural hub for everyday living and entertaining. The modern kitchen is fitted with a good range of base units, while the adjoining dining area offers ample space for a range of furniture.

To the first floor are three well-proportioned bedrooms, with both double bedrooms benefiting from built-in storage. The accommodation is completed by a modern family bathroom and a separate WC.

Externally, the property benefits from a generous south-facing rear garden, which is enclosed by a combination of fencing and mature hedging, creating an excellent degree of privacy. The garden is thoughtfully arranged with established planted borders, a paved seating area and a useful summer house/studio with mains supply, providing an additional space that could suit a variety of uses.

Driveway parking is available to the front/side of the property, with further permit on-street parking available.



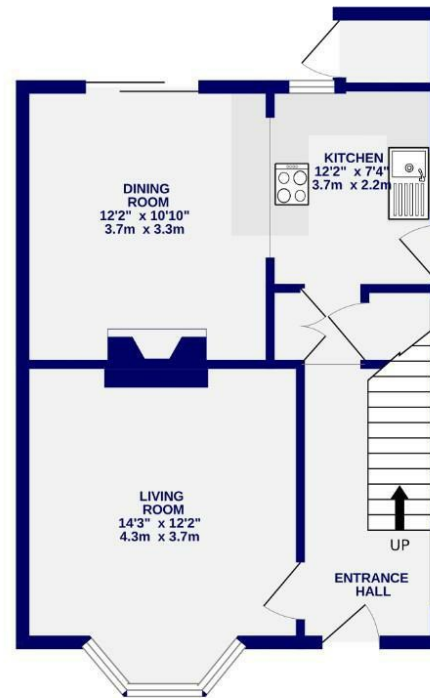


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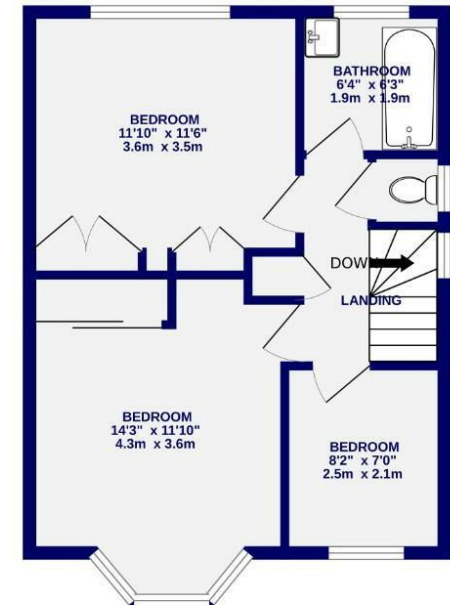
Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- South Facing Rear Garden
- Popular Residential Setting
- Open Plan Kitchen Diner
- Driveway Parking
- Perfect Family Home
- EPC TBC

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.

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