



Main Street, Fulford, York

£315,000

Stephensons
estate agents & chartered surveyors

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Main Street,
York YO10 4PR

Est. 1871

£315,000

A delightful period cottage, lovingly maintained and beautifully presented, combining characterful interiors and a charming courtyard garden with the convenience of life in this popular York suburb offered with no forward chain.

Set within an attractive row of traditional brick cottages, this welcoming home offers approximately 801 sq ft of accommodation arranged over two floors. Its appealing frontage, sheltered entrance and soft green front door provide an inviting introduction to a property with considerable warmth and personality.

The generously proportioned sitting room forms the heart of the home, and providing comfortable space for both relaxing and dining. A handsome fireplace with a timber surround creates a distinctive focal point, complemented by ceiling cornicing, recessed display shelving and warm-toned flooring. Equally suited to a quiet evening at home or dinner with friends, this is a sociable room with an intimate cottage feel.

Positioned to the rear, the kitchen combines white cabinetry with contrasting dark work surfaces, tiled splashbacks and a tiled floor. A breakfast bar offers a pleasant spot for morning coffee, while open shelving adds character and useful everyday storage. The rear window brings in natural light, and a door opens to the courtyard, making outdoor dining an easy extension of daily life. A separate ground-floor cloakroom also



Tenure: Freehold
Broadband Coverage: Up to 10000* Mbps
download speed
EPC Rating: D - 67
Council Tax: C - City of York
Current Planning Permission:

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*Download speeds vary by broadband providers so please check with them before purchasing.



accommodates laundry appliances.

Upstairs, the principal bedroom is particularly appealing, with two front-facing windows, a decorative fireplace and built-in storage. Its generous proportions allow space for additional bedroom furniture, while the gently sloping ceiling adds to the character of the room.

The second bedroom overlooks the rear and offers flexibility as a guest bedroom, a child's room or a dedicated home office. A first-floor bathroom completes the accommodation, fitted with a bath, washbasin with vanity storage and WC.

Outside, the rear courtyard provides an attractive setting for a bistro table, pots and seasonal planting. Brick walls, timber fencing and established climbing plants lend texture and a sense of enclosure, creating a lovely space for a leisurely breakfast or an evening drink. To rear offers potential to extend subject to the appropriate consents.

Fulford offers a pleasing balance of established village character and city convenience. Local shops, pubs and everyday services contribute to its neighbourhood appeal, while bus connections along Main Street provide access to York city centre and the university. The open spaces of Fulford Ings and walks beside the River Ouse offer opportunities to enjoy the outdoors, with York's restaurants, cultural attractions and independent shops adding further variety to weekends. York Designer Outlet and access to the A19 and A64 are additional advantages of this south-of-the-city setting.

With its character, practical layout and convenient location, this charming home is likely to appeal particularly to first-time buyers, professional couples and those seeking to downsize without losing the individuality of a period property.

Partners:

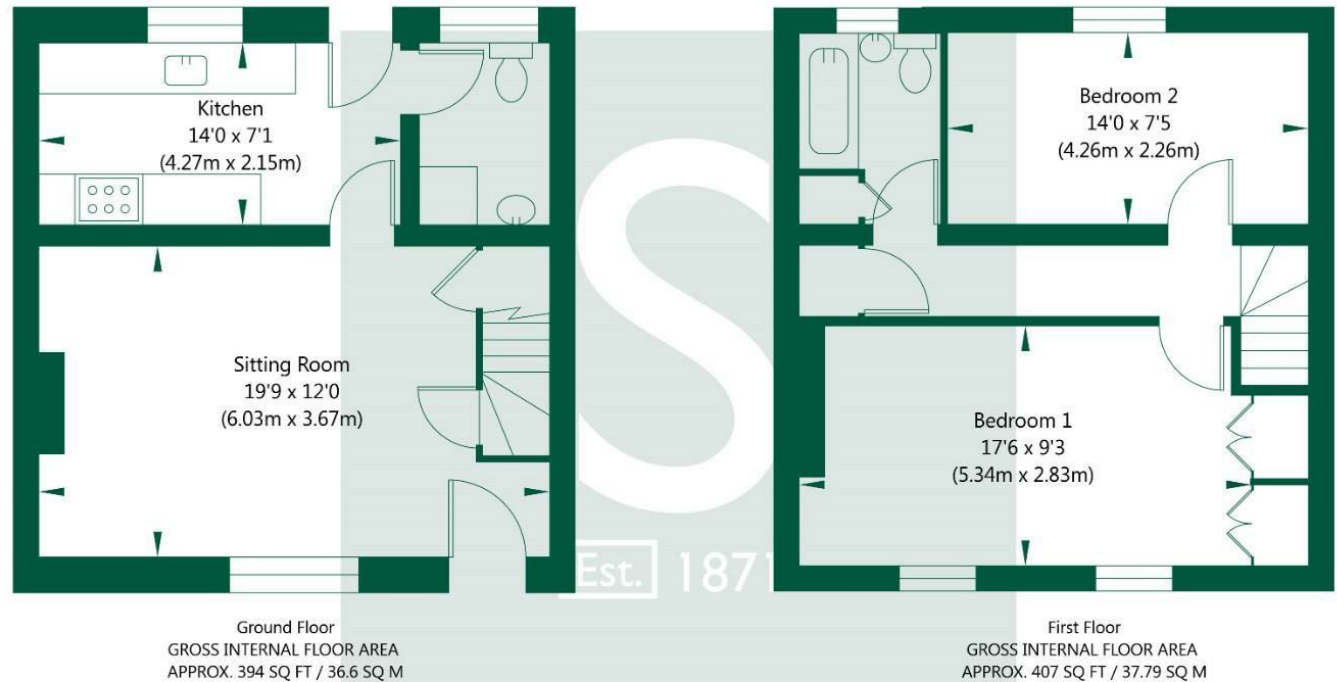
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 801 SQ FT / 74.39 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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