



Heslington Lane
Fulford, York
YO10 4HN

£475,000

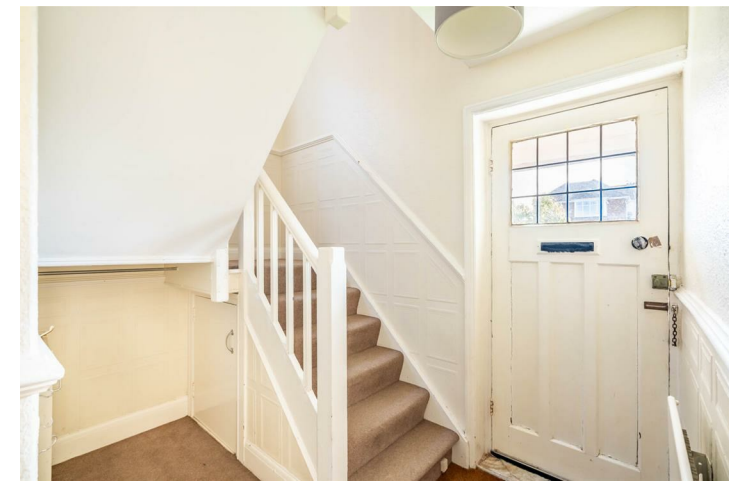


Located in the ever-popular residential area of Fulford, just off Heslington Lane, is this charming period semi-detached home, ideally positioned within the sought-after catchment area for Fulford Secondary School. Well maintained throughout, the property offers an excellent opportunity for family purchasers, benefiting from driveway parking, a detached garage and a generous rear garden. Offered with no onward chain, the property is ready for its next owners to make it their own.

Internally, the property comprises an entrance hall leading into two separate reception rooms, both generously proportioned, with the living room benefiting from a bay window allowing plenty of natural light. The kitchen offers ample storage and worktop space, together with room for a dining table. Stairs ascend to the first floor, where there are three well-proportioned bedrooms served by a three-piece family bathroom.

Externally, the property occupies a generous plot, with a spacious rear garden predominantly laid to lawn and complemented by a patio area, ideal for outdoor dining and entertaining. To the front is a further garden, alongside a driveway providing off-street parking and leading to a detached single garage set back from the property.

Offered with no onward chain, early viewing is highly recommended.



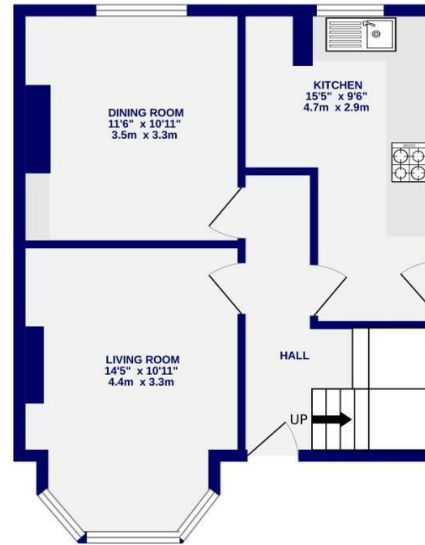


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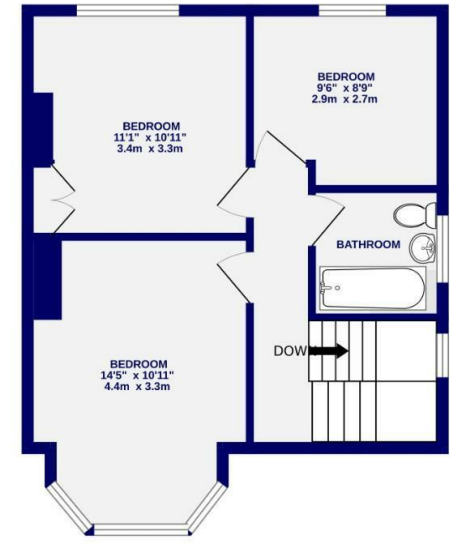
Freehold
Council Tax Band - C

- Period Semi Detached Home
- Garage & Driveway
- Sought After School Catchment Area
- Three Bedrooms
- Front & Rear Garden
- Potential For Extension (STPP)
- No Onward Chain
- EPC C

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area 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.
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