

Crossfield Crescent Fulford, York YO19 4QJ

Freehold
Council Tax Band - B

- Three Bedroom Semi Detached House

- Generous Corner Plot

- Two Reception Rooms

- Requires Modernisation Throughout

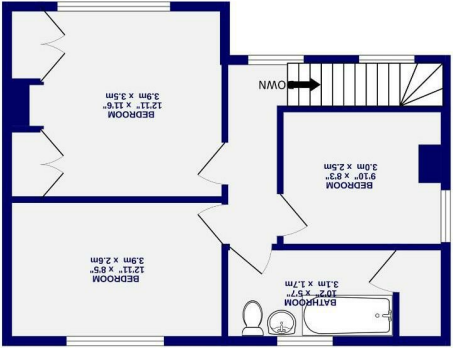
- Driveway Parking and Rear Storage

- Sought After Fulford Location

- EPC TBC



GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is recommended that prospective purchasers visit the property to check the floor area and to ensure that the floorplan is correct. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metropix ©2020



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 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Crossfield Crescent
Fulford, York
YO19 4QJ

£300,000



A traditional three bedroom semi detached house occupying a particularly generous corner plot in the highly sought after Fulford area of York. Requiring modernisation throughout, the property offers two reception rooms, a driveway and garage, together with an exciting opportunity for a purchaser to update and potentially extend the existing accommodation, subject to the necessary consents. The property is also offered with no onward chain.

The property is entered through a welcoming hallway with stairs leading to the first floor. To the front is a spacious living room featuring a bay window. The separate dining room is positioned to the rear and benefits from windows to two sides, creating a bright dual aspect space, together with access to a useful storage cupboard.

A rear hallway leads into the kitchen, which requires modernisation and provides an opportunity for a purchaser to create a contemporary space suited to their own requirements. A separate ground floor WC completes the ground floor accommodation.

To the first floor are three well proportioned bedrooms, including a generous principal bedroom with fitted storage, together with a family bathroom.

Externally, the property occupies a substantial corner plot with extensive gardens extending across the front and side of the house. A driveway provides ample off street parking and continues towards a detached garage. There is also an enclosed garden immediately to the rear.

The size and shape of the plot may offer considerable potential to extend or reconfigure the house, subject to obtaining the necessary planning permission and building regulations approval.

Situated in the popular Fulford area, the property is well placed for local shops, schools and transport links, with York city centre, the University of York and the A64 all within easy reach.

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