

Danum Road, York YO10 4LD

£260,000

Stephensons
estate agents & chartered surveyors



Located in the sought-after area of Fulford, a stone's throw away from the local 'outstanding' Ofsted rated Fulford Secondary School, a two-bedroom semi-detached home offered with no onward chain, in need of general modernisation and refurbishment through.

Tenure: Freehold
 Services/Utilities: All mains services connected.
 Broadband Coverage: Up to 1000 Mbps download speed*
 EPC Rating: C - 69
 Council Tax: C - City of York
 Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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



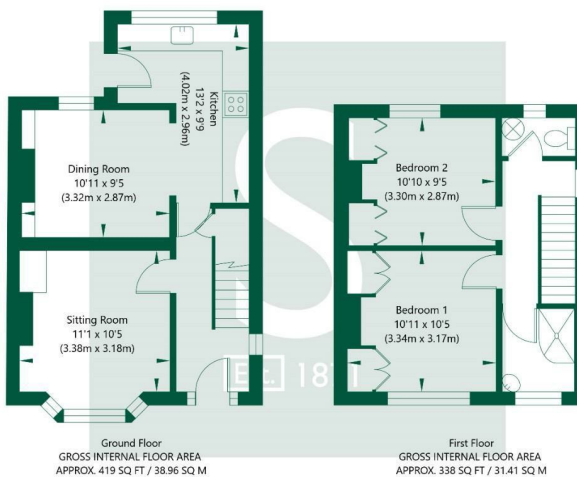
Requiring general refurbishment throughout, the property offers generous living accommodation and excellent potential to add value.

Entering via the front, the entrance hallway accesses all of the ground floor rooms. An immediate left leads into a well-proportioned living room with bay-fronted window and electric fire with exposed brick surround. The dining room is similarly sized to the living room, with scope to add another feature fireplace and window looking out onto the rear garden. The kitchen is L shaped, wrapping around the rear of the property and is accessed via both the dining room and hallway. The kitchen is dated in nature but provides a good footprint for redesign or extension, subject to the necessary consents. To the first floor are two well-proportioned bedrooms, both featuring built-in wardrobes, a two-piece bathroom with walk-in shower and hand basin, and separate wash hand basin and W.C.

Externally, the property benefits from a substantial rear garden with fenced and hedged borders, mainly laid to lawn, providing ample outdoor space for entertaining and relaxation. To the front, the driveway provides parking for two/three vehicles, with a small front garden and hedged frontage for privacy.

Located within easy reach of York city centre, excellent local amenities, highly regarded schools and strong transport links, this is a fantastic opportunity for investors, first-time buyers or those seeking a renovation project in a desirable residential location.

Danum Road, Fulford, York, YO10 4LD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 757 SQ FT / 70.37 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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