



Fulford Court Naburn Lane York £1,400 Per Month

An outstanding individual property full of character set in delightful gardens close city and A64. Unfurnished. Gas C/H, Double glazing. Entrance lobby, reception hall, cloaks /WC.18` sitting room with dining area, fitted kitchen with appliances, utility/office, delightful conservatory, 3 bedrooms (one first floor), lovely maintained established gardens, garage.



DESCRIPTION

Entrance Lobby. With part glazed external door.

Inner Hall. With reception area.

Cloaks/WC.

Utility/office. Approx 12`8" x 7`1" (3.87m x 2.17m). With Shaker style light oak unit, tiled splashback.



Lounge/Dining Room. Approx 18`0" x 13`5" (5.48m x 4.08m) with cast iron wood burner, recess to brick chimney breast with wood surround, raised dining area, central heating radiator.

Kitchen. Approx 12`9" x 7`7" (3.89m x 2.30m) with range of fitted base units and drawers with light oak effect doors beneath marble effect laminate worktops, integrated electric double oven, gas hob, single drainer sink with mixer tap, integrated dishwasher and fridge. Tiled splashback, matching wall units, extractor hood. Triple glazed windows.



Conservatory. Approx 14`4" x 13`3" (4.36m x 4.03m) being of UPVC construction and dwarf brick walls, central heating radiator, oak flooring.

Bedroom One. Approx 15`5" x 11`10" (4.7m x 3.62m).

En Suite Shower. With tiled floor, walls half tiled, white suite comprising low flush WC, hand basin, shower cubicle with Mira shower fitting and glazed screen.



Bedroom Two. Approx 13`4" x 12`10" (4.07m x 3.9m).

Bathroom/WC. With white suite comprising panelled bath, pedestal hand basin, high flush WC, tiled/glazed shower cubicle, walls mainly tiled.

First Floor.

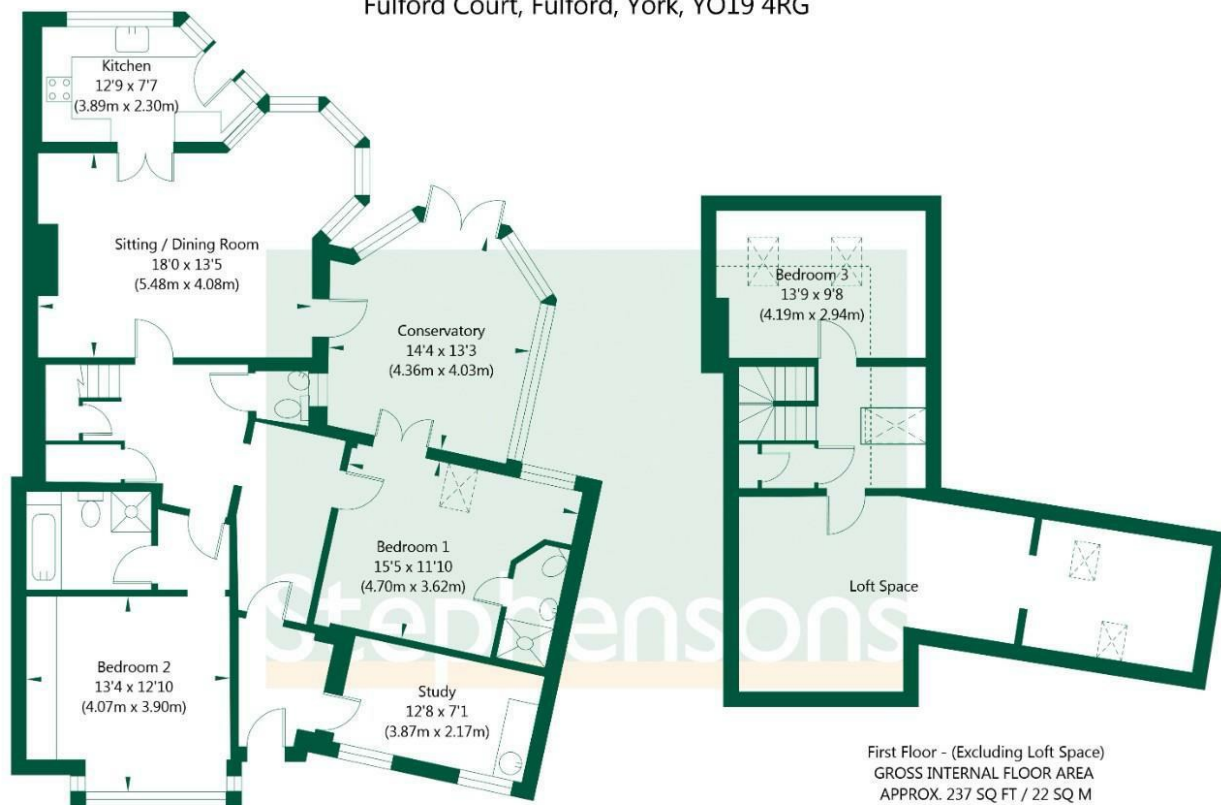
Landing. With cupboard, Velux roof light.



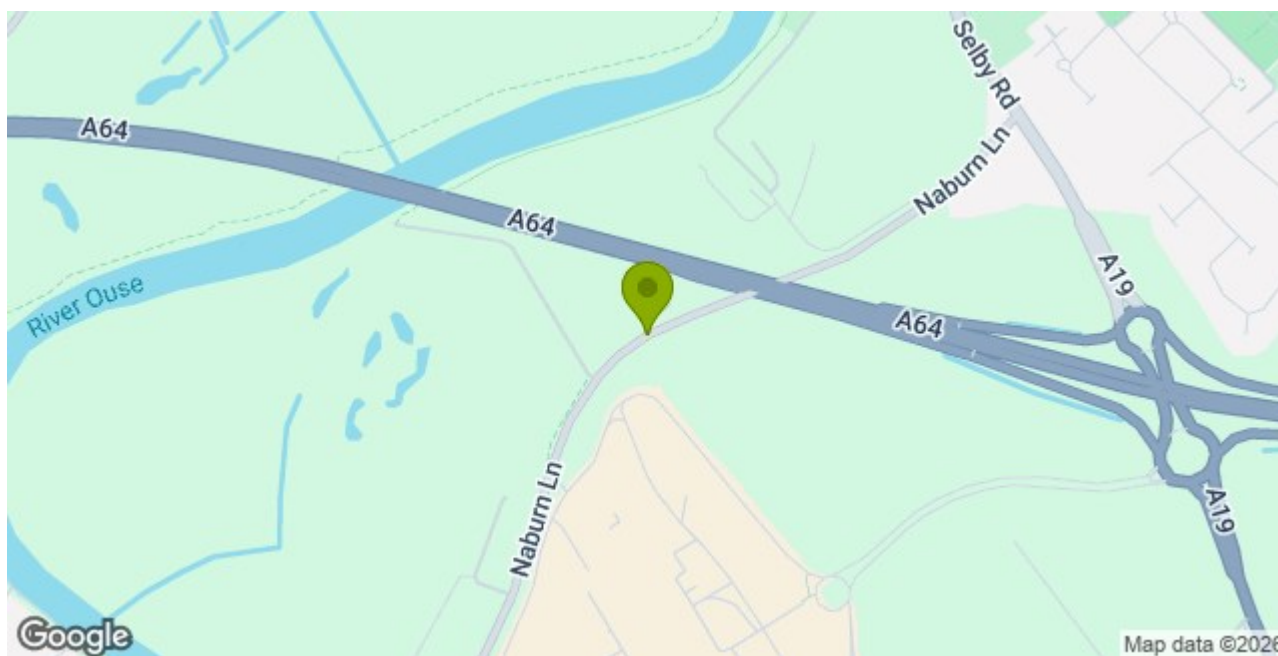
Bedroom Three. Approx 13`9" x 9`8" (4.19m x 2.94m) with two Velux roof lights and access to loft storage area.

Outside. Large established gardens maintained by landlord, detached garage.

Fulford Court, Fulford, York, YO19 4RG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1608 SQ FT / 149 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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