



17 Risedale Drive, Fulford
York, North Yorkshire YO19 4AJ

Guide Price £279,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market this stylish and immaculately presented two-bedroom modern end of terrace, set in the heart of the modern development at Germany Beck, within the highly sought after location of Fulford, well situated with easy access to both York and the outer ring road. Also, within the catchment of the very popular Fulford Secondary School, the independent amenities of Main Street as well as The McArthur Glen Shopping Outlet. Plus, there are also bus rides to the York city centre and river sidewalks close by. This superb house spread over two floors, has been cherished by the current owner from new, offering a balance of both immaculate and quality features. This property will be very popular with a multitude of buyers, including first time buyers, professional couples, those looking to retire, commuters working throughout the region and at York University. In brief comprises; From the front entrance door into the hallway, we find a downstairs cloakroom and a door leading to the principal reception rooms. To the front, we find the spacious living room with a handy under stairs cupboard. Then in the heart of the house, is a fabulous open-plan kitchen/diner, with a range of modern fitted cream units, with some integrated appliances and ample space for a table and chairs. French doors lead out from this flexible living space into the garden. From the first-floor landing are two bedrooms and a stylish bathroom. Outside to the front of the house, we find ample on street parking for visitors, while to the rear of the house, an allocated parking space. A rear gate gives access into the walled and fenced South facing garden, laid to lawn, with a paved patio area, just right for outside entertaining. In summary, this lovely home in the very popular "Fulford Road" area provides an exceptional opportunity to secure a property that is both charming and contemporary. The property will also particularly appeal to those for whom location within this popular area is crucial for easy access to the University, catchment area of Fulford School and the York City centre. An early internal inspection is highly recommended to fully appreciate this lovely quality home!

Risedale Drive, is a residential street situated to the south of York City Centre just off Fulford Road and enjoys plenty of amenities including local shops, Public Houses and a Post Office. The McArthur Glen Shopping Outlet, David Lloyd Gym and York Sports Village are all within easy reach as is access to the A64 and the University of York. For families, the property is in the catchment for the highly regarded Schools. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door leads into the hallway. Stairs to first floor and radiator*. Doors leading to...

Cloakroom

5' 3" x 2' 10" (1.60m x 0.86m)

Modern white suite comprising; Pedestal wash hand basin with mixer taps, low level wc, extractor fan* and radiator*.

Living Room

16' 6" x 10' 9" (5.03m x 3.27m)

Double glazed windows to the front aspect, under stairs storage, tv point*, usb point* and radiator*. Door leading to...

Kitchen/Diner

14' 3" x 7' 10" (4.34m x 2.39m)

Fabulous modern kitchen with a range of modern cream wall, floor and drawer units with matching worktops over, drainer sink unit with mixer taps, integrated appliances include, electric oven*, gas hob* with extractor hood over*, fridge/freezer* and washing machine*. French doors leading to the garden, ample space for a table and chairs and radiator*.



First Floor Landing

Loft access. Doors leading to...

Bedroom 1

14' 4" x 12' 8" (4.37m x 3.86m)

Double glazed windows to the front aspect, tv point*, built in cupboard and radiator*.

Bedroom 2

11' 9" x 7' 2" (3.58m x 2.18m)

Double glazed windows to the rear aspect and radiator*.

Bathroom

6' 10" x 6' 2" (2.08m x 1.88m)

Modern white suite comprising; Bath with mixer taps and electric shower over, pedestal wash hand basin with mixer taps, low level wc, extractor fan* and radiator*.



Outside

To the front of the house is ample on street parking for visitors. To the rear of the house, we find an allocated parking space. Gated rear access leads into the fenced and walled South facing garden, laid to lawn and a paved patio area, perfect for outside entertaining.

Agents Note

EPC Rating B. Council tax band B.

Broadband supplier: Fibre Nest Cable.

Broadband speed: Standard speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.

There will be a development service charge of £113 per year, once the development is fully complete.







Energy performance certificate (EPC)

17 Risedale Drive
Germany Beck
YORK
YO19 4AJ

Energy rating

B

Valid until:

17 August 2031

Certificate number:

9883-5014-1388-1819-7224

Property type

End-terrace house

Total floor area

68 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Bishops Personal Agents

Tel: D: 01904 375376 M: 07497393391

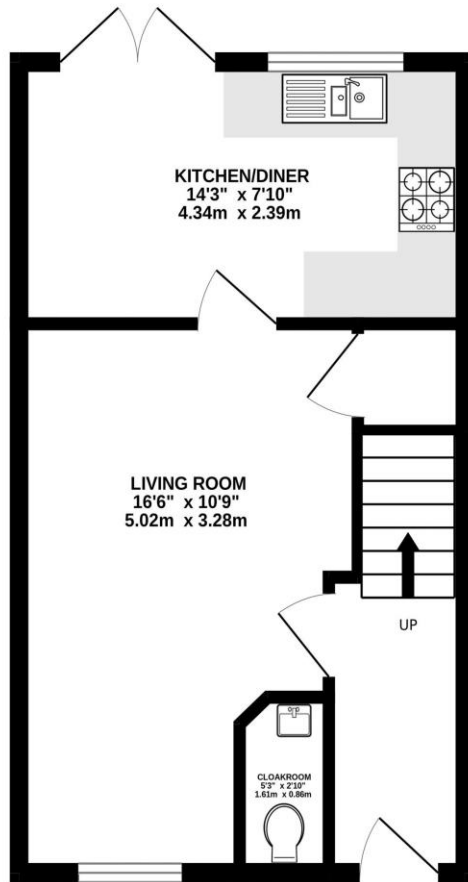
13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishopspa.com

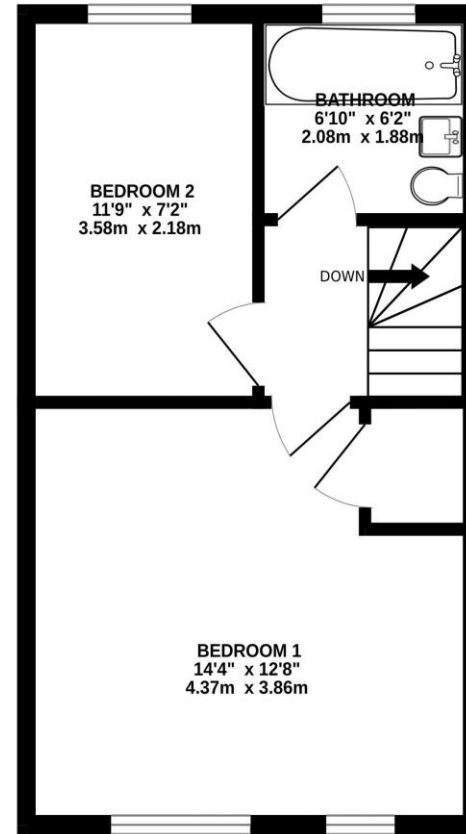
www.bishopspa.com

BISHOPS
PERSONAL AGENTS

GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
Made with Metropix ©2026

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.