

11 Cross Lane, Fulford
York, North Yorkshire YO19 4QP

Guide Price £475,000

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Bishops Personal Agents present to the market a fantastic opportunity to add your own stamp and style to a detached bungalow, with fabulous enclosed gardens, tucked away off a quiet private country lane " Bridleway" , right on the edge of this very popular and sought after location of Fulford. Well situated with easy access to local schools, the independent amenities of Main Street as well as The McArthur Glen Shopping Outlet. There are also regular bus rides to York city centre and riverside walks close by. This spacious property on Cross Lane with a wealth of charm, has been cherished as a family home since 1988 and is ideal for a variety of buyers including professional couples, families and those looking to retire in their forever home. Another great thing about this property, is that there is still further potential to enhance the bungalow, by extending to the rear, to create a fabulous open plan living space, from choosing the colours to the furnishings, there is nothing like designing a kitchen and home, to your own taste and style. The accommodation comprises; Welcoming entrance and hallway, which provides access to the principal rooms and handy storage cupboards. To the front, we find the spacious bay fronted living room, a light and airy reception space, with ample space for a table and chairs and a serving hatch opening into the kitchen. Onwards into the heart of the house, we find the fitted kitchen, with a range of cottage style units and some integral appliances, then opening further into the conservatory, enhanced with patio doors and windows overlooking the gardens, a perfect versatile living space, just right for a morning coffee or relaxing throughout the day. To the both the front and rear are two good-sized double bedrooms and finally a shower room, with a three-piece suite completes this property. Externally, to the front, a high hedged garden, laid lawn and a block paved driveway, providing ample off-street parking leading to the attached garage, perfect for a car/cycle enthusiast or as a workshop. Gated side access on both sides, leading to the rear gardens. To the rear, the house enjoys a wonderful enclosed gardens, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers who like pottering. There is also a further allotment area, for those whom like growing your own vegetables and produce. Paved patio areas, perfect for outside entertaining throughout the year can also be found leading out from the conservatory. To further compliment this fabulous garden, we find greenhouse and a garden shed. In summary, this lovely property, provides an exceptional opportunity to secure a home, in the very popular "Fulford Road" area, where you can add your own personality and style on a family home. This property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the University, catchment area of Fulford School and the York City centre. Offered for sale with no onward chain! An early internal and external inspection is highly recommended to fully appreciate this excellent detached home!

Cross Lane is 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 several 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
12' 10" x 5' 4" (3.91m x 1.62m)
Double glazed window and door to front aspect, built in cupboards one with a wall mounted boiler*, loft hatch and radiator*. Doors leading to...

Living Room
21' 3" x 17' 11" (6.47m x 5.46m)
Double glazed bay windows to the front aspect, window to rear aspect, ceiling coving, tv point* and radiators*.

Bedroom 1
13' 9" x 10' 8" (4.19m x 3.25m)
Double glazed windows to the front aspect, ceiling coving and radiator*.

Bedroom 2
10' 9" x 10' 4" (3.27m x 3.15m)
Double glazed windows to the rear aspect, ceiling coving and radiator*.

Shower Room
8' 4" x 5' 5" (2.54m x 1.65m)
White suite comprising: Shower cubicle with mains shower*, pedestal wash hand basin with mixer tap, low level wc, glazed windows to the rear aspect and heated rail*.

Kitchen
13' 9" x 9' 5" (4.19m x 2.87m)
The kitchen is fitted with a range of cottage style wall and base units with matching worktops over, incorporating a steel sink with mixer taps, electric oven and grill*, 4x gas hobs*, extractor fan*, integral fridge/freezer*, plumbing for a washing machine* and dishwasher*, double glazed windows to the rear aspect and radiator*. Doors leading to...

Conservatory
15' 6" x 12' 11" (4.72m x 3.93m)
Double glazed conservatory with sliding patio door leading out into the garden and radiator*.

Garage
18' 7" x 8' 11" (5.66m x 2.72m)
The garage has an electric roller door, power and lighting*. Door leading into the kitchen.

Outside
Externally, to the front, a high hedged garden, laid lawn and a block paved driveway, providing ample off-street parking leading to the attached garage, perfect for a car/cycle enthusiast or as a workshop. Gated side access on both sides, leading to the rear gardens. To the rear, the house enjoys a wonderful enclosed gardens, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers who like pottering. There is also a further allotment area, for those whom like growing your own vegetables and produce. Paved patio areas, perfect for outside entertaining throughout the year can also be found leading out from the conservatory. To further compliment this fabulous garden, we find greenhouse and a garden shed.







Agents Note

EPC Rating C. Council tax band D.

Broadband supplier: Virgin Media.
Broadband speed: Standard speed.
Water supplier: Yorkshire Water.
Gas supplier: Octopus Energy.
Electricity supplier: Octopus Energy.

This property was last purchased in 1988.

The Private road " Bridleway" is maintained by the residents on the street, as and when repairs are needed.











Energy performance certificate (EPC)

11 Cross Lane Fulford YORK YO19 4QP	Energy rating **C**	Valid until:	**5 November 2036**
		Certificate number:	**0050-3968-9209-2086-1200**

Property type	Detached bungalow
Total floor area	91 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).

Energy rating and score

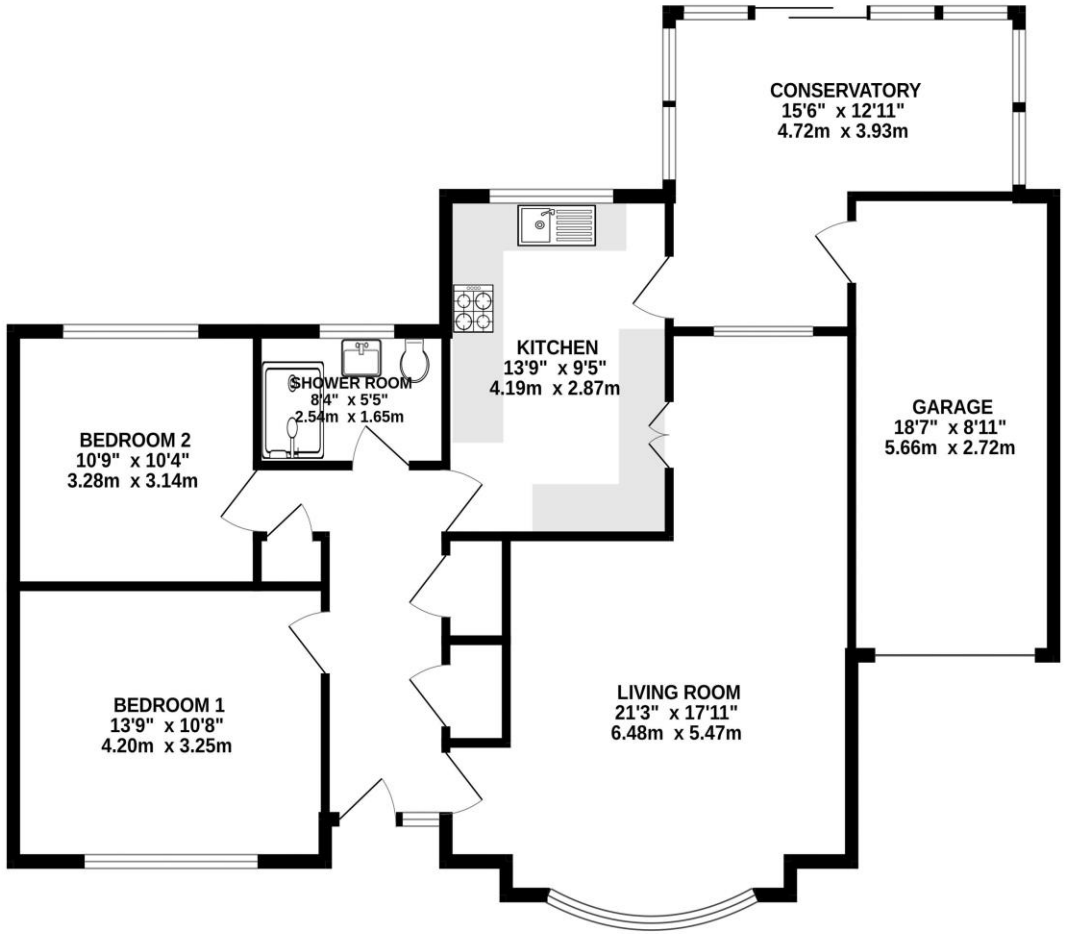
This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.

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GROUND FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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.
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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.