



Main Street, Fulford, York

£315,000

Stephensons
estate agents & chartered surveyors

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Main Street,
York YO10 4PP

Est. 1871

£315,000

A beautifully renovated cosy cottage, located within a short distance from York city centre that has been lovingly remodelled enjoying a stunning open plan dining kitchen, luxury bathroom, additional loft room and outdoor living area.

Nestled within the highly sought-after village of Fulford, this beautifully presented semi-detached cottage effortlessly combines timeless character with thoughtfully designed contemporary living. Extended and meticulously enhanced, the property offers an exceptional balance of period charm and modern convenience, all within one of York's most desirable residential locations.

The accommodation begins with a charming sitting room, centred around an attractive feature fireplace, creating a warm and inviting first impression. An inner hallway leads to the staircase and into the magnificent open-plan kitchen and dining space, where a further feature fireplace enhances the character of this exceptional room.

At the heart of the home lies a stunning open-plan dining kitchen, designed to create an impressive yet welcoming space for everyday living and entertaining. Beautiful sage shaker-style cabinetry is complemented by elegant quartz work surfaces, an integrated dishwasher and washing machine, and a range-style cooker, creating a kitchen that is as practical as it is stylish. French doors open seamlessly onto



Tenure: Freehold
Services/Utilities: Mains Electricity, Water and Draining & Gas
Broadband Coverage: Up to 10000* Mbps download speed
EPC Rating: 57 - D
Council Tax: City of York - C
Current Planning Permission: No current valid planning permissions

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Viewings: Strictly via the selling agent -
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a delightful courtyard garden, where an exceptional outdoor dining and barbecue area extends the living space perfectly during the warmer months.

To the first floor are two bedrooms, served by a luxurious house bathroom featuring generous proportions and elegant finishes. A staircase continues to the second floor, where a versatile loft room provides an ideal home office, reading room, studio or peaceful retreat.

Outside, the enclosed rear courtyard has been thoughtfully designed for low-maintenance enjoyment, offering a wonderful setting for al fresco dining, entertaining and relaxing. To the front, the traditional forecourted frontage perfectly complements the cottage's attractive façade.

Further benefits include gas central heating and double glazing throughout with on street parking available close by.

Few locations combine convenience and lifestyle quite like Fulford. Regarded as one of York's premier residential villages, the area offers an excellent selection of independent shops, cafés and everyday amenities, all within comfortable walking distance. Beautiful riverside walks provide the perfect escape into nature, while the property's position offers excellent access to both the A64 and A19, making commuting straightforward in all directions. Families will also appreciate the property's inclusion within the highly acclaimed Fulford School catchment area, widely regarded as one of the region's most sought-after secondary schools.

Partners:

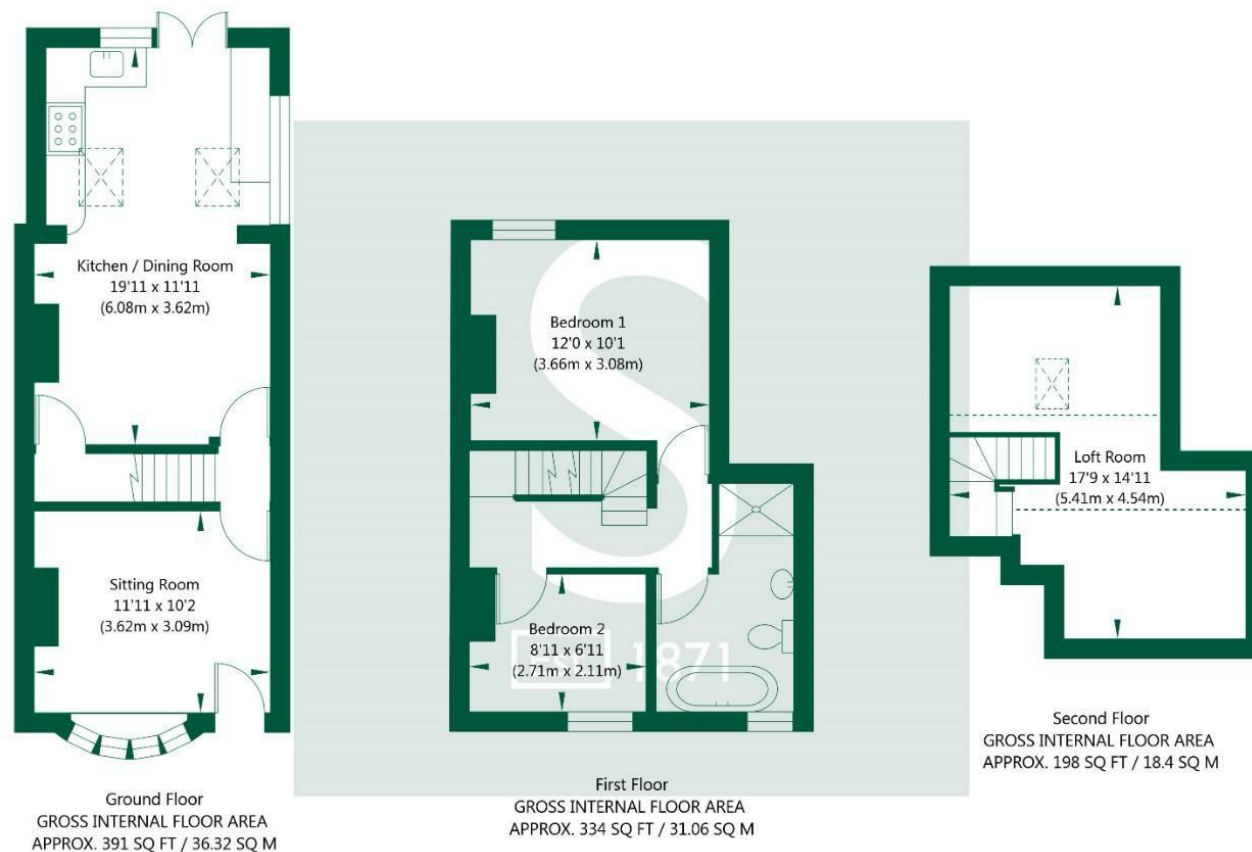
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 923 SQ FT / 85.78 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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