

Ashtons

Moorland Road, Fulford, York, YO10 4HF

Moorland Road
Fulford, York
YO10 4HF

£350,000

3 1

Situated within the popular Fulford area of York, this attractive home enjoys a convenient position close to a range of local shops, cafés and everyday amenities. Well placed for access to York city centre, the University of York and Fulford Road, the property also benefits from a choice of well regarded local schools and nearby green spaces.

To the front, the property has a brick paved driveway providing off street parking for two cars, together with a brick built entrance porch. This opens into a welcoming lounge, featuring a large white UPVC window, an attractive fireplace and neutral décor, creating a cosy and inviting reception space.

To the rear, the kitchen has been thoughtfully modernised and extended to create an excellent kitchen and dining area. Fitted with light cream cabinetry and contrasting monochrome finishes, it incorporates an integrated double oven and fridge freezer. Velux roof windows flood the space with natural light, while oak effect flooring and ample room for dining make this an ideal space for everyday living and entertaining. Patio doors lead out to the rear garden.

To the first floor are three well proportioned bedrooms, including two good sized doubles, together with a modern bathroom featuring a three piece suite, chrome fittings, fitted storage and tiled flooring.

Externally, the rear garden is arranged as a low maintenance paved courtyard, with two useful sheds providing additional storage or space for hobbies.

Beautifully presented throughout and ready to move into, this is a lovely home combining thoughtful improvements with a convenient York location.

















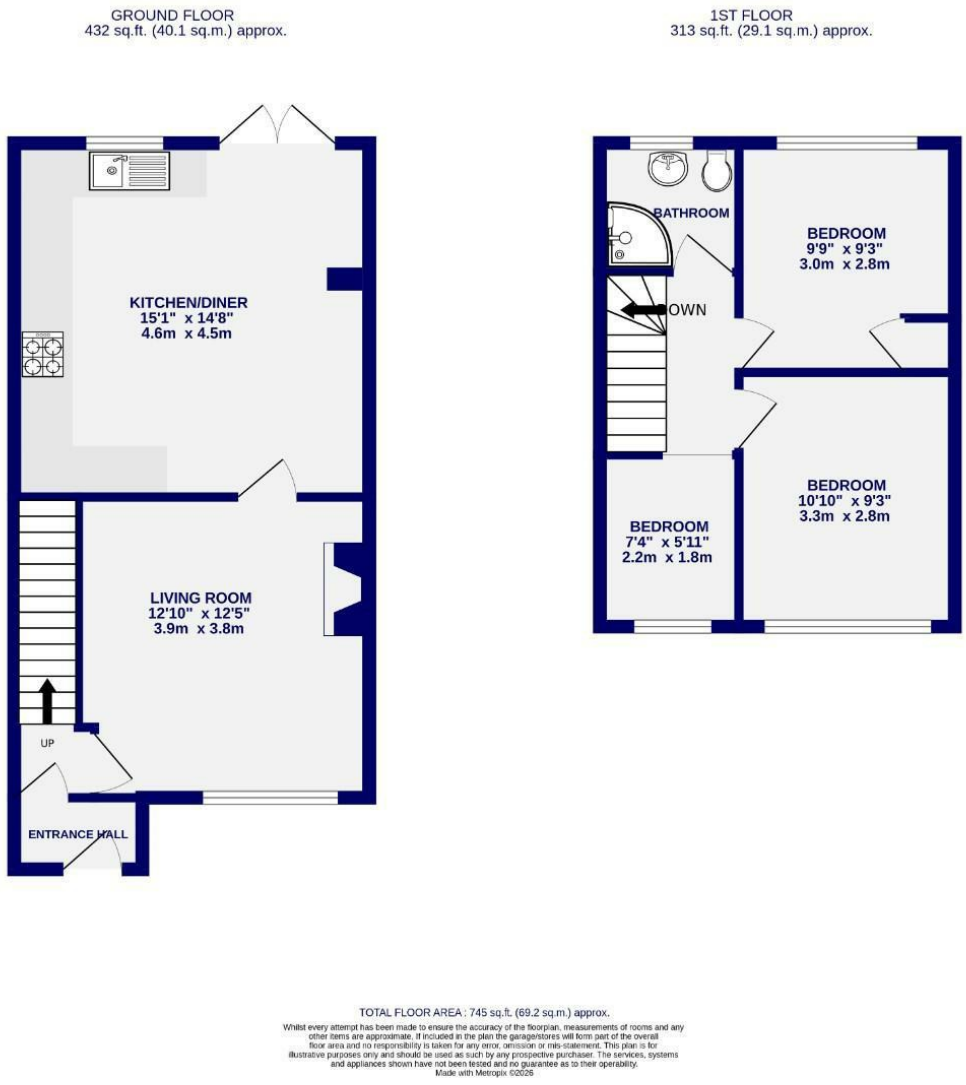




Moorland Road
Fulford, York
YO10 4HF

Freehold
Council Tax Band - B

- Three Bedroom Semi Detached
- Extended Kitchen Diner
- Two Double Bedrooms
- Modern Fitted Bathroom
- Off Street Parking
- Turn Key Presentation
- Popular Fulford Location
- EPC TBC



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Ashtons

T: 01904 659222 E: york@ashtonsnet.com www.ashtonsnet.com 1 Bootham, York, North Yorkshire, YO30 7BN