

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

16 Stockholm Close Fulford

York, YO10 4NU

Guide Price £650,000

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NO ONWARD CHAIN. CUL-DE-SAC LOCATION. THREE BEDROOMS.
A superb opportunity to purchase this detached bungalow on this secluded residential close within fabulous Fulford, perfectly positioned for access to excellent local schools and amenities. This well cared for and recently updated home offers bright living accommodation as well as a versatile layout, ideal for one level living. Benefitting from double glazing and gas central heating throughout it comprises:
entrance hallway, lounge with bay window and gas fire, dining room, 13 foot fitted kitchen, conservatory and garden room, utility room, master bedroom with dressing room and three piece ensuite shower room, two further double bedrooms and three piece house bathroom. To the outside is a landscaped front garden, driveway providing ample off-street car parking, and the potential for electric car charging, gated side access to the rear paved garden with summer house and storage sheds.
An accompanied viewing to appreciate this superb property is strongly recommended.

Entrance Hall
uPVC entrance door, radiator, carpets, power points, storage cupboards

Lounge
15'2 x 13'5 (4.62m x 4.09m)
Double glazed bay window to front, two double radiators, gas fire with surround, carpets, television points, power points

Dining Room
9'10 x 8'7
Sliding doors to garden room, double panelled radiator, carpets, power points

Kitchen
13'1 x 9'10 (3.99m x 3.00m)
Fitted wall and base units with granite worktops, one and a half sink and draining board with mixer tap, five ring gas hob, eye level oven, space and plumbing for appliances, L.V.T. flooring, recessed spotlights, power points

Garden Room
10'3 x 9'10 (3.12m x 3.00m)
uPVC glazing, access doors to side, tiled flooring, power points

Conservatory
10'3 x 10'3 (3.12m x 3.12m)



















Utility
7'9 x 5'11 (2.36m x 1.80m)
uPVC door to side, space and plumbing for appliances, tiled flooring, power points, door to integral garage

Master Bedroom
11'3 x 10'5 (3.43m x 3.18m)
Window to side, double radiator, carpets, power points, double doors to dressing room

Dressing Room
11'6 x 9'4 (3.51m x 2.84m)
Double glazed window to side, double panelled radiator, carpets, power points

Ensuite
Opaque uPVC window to side, low level w.c., pedestal wash hand basin, corner shower cubicle, recessed spotlights, towel radiator, vinyl flooring

Bedroom 2
12'10 x 9'7 (3.91m x 2.92m)
Window to rear, double panelled radiator, carpets, power points

Bedroom 3
12'10 x 7'10 (3.91m x 2.39m)
Double glazed window to rear, double panelled radiator, carpet, power points, loft access

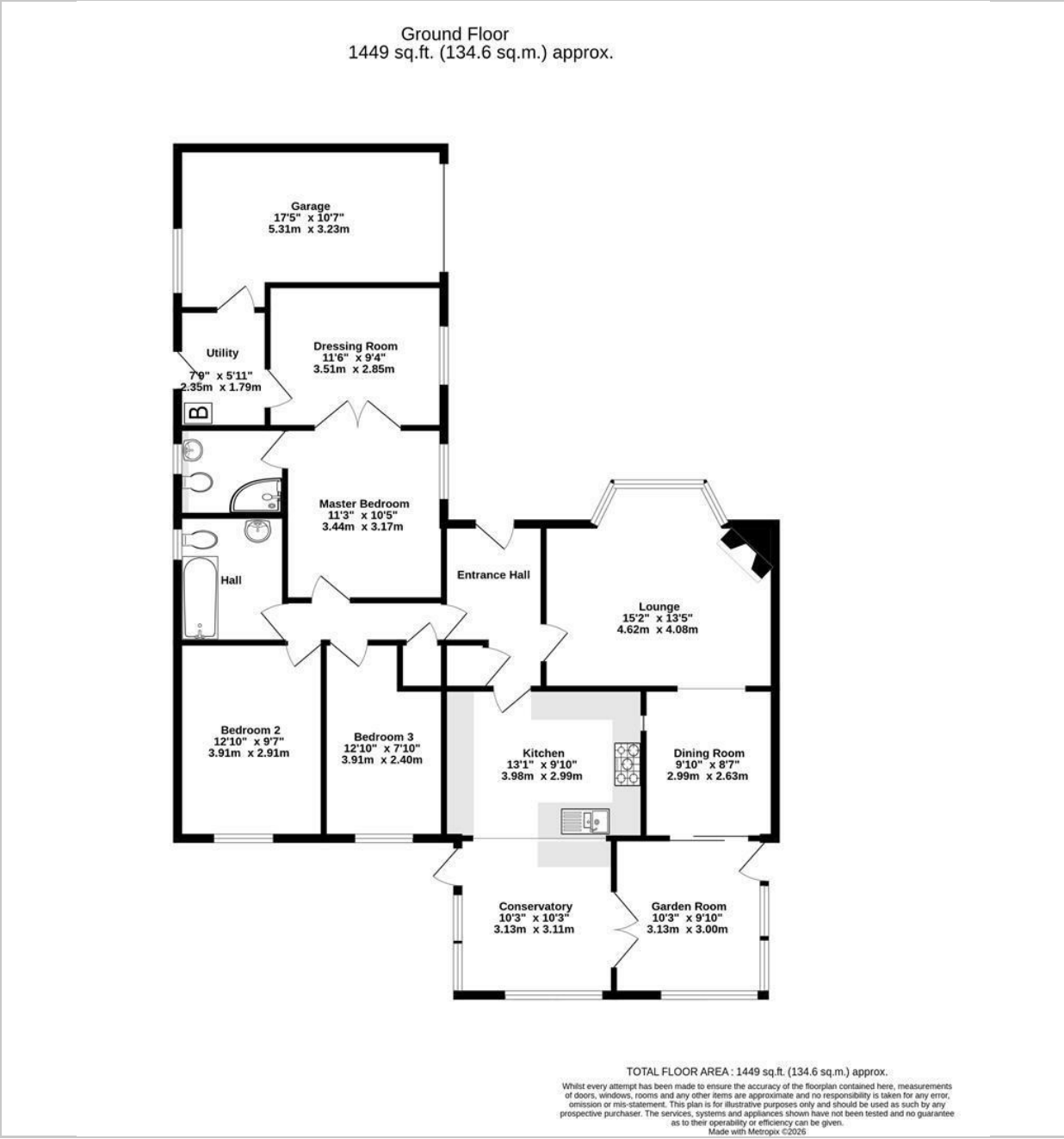
House Bathroom
Opaque uPVC window to side, panelled bath with mains shower over, low level w.c., wash hand basin with storage, towel radiator, tiled walls, vinyl flooring, recessed spotlights

Integral Garage
17'5 x 10'7 (5.31m x 3.23m)
Electric roller door, window to rear

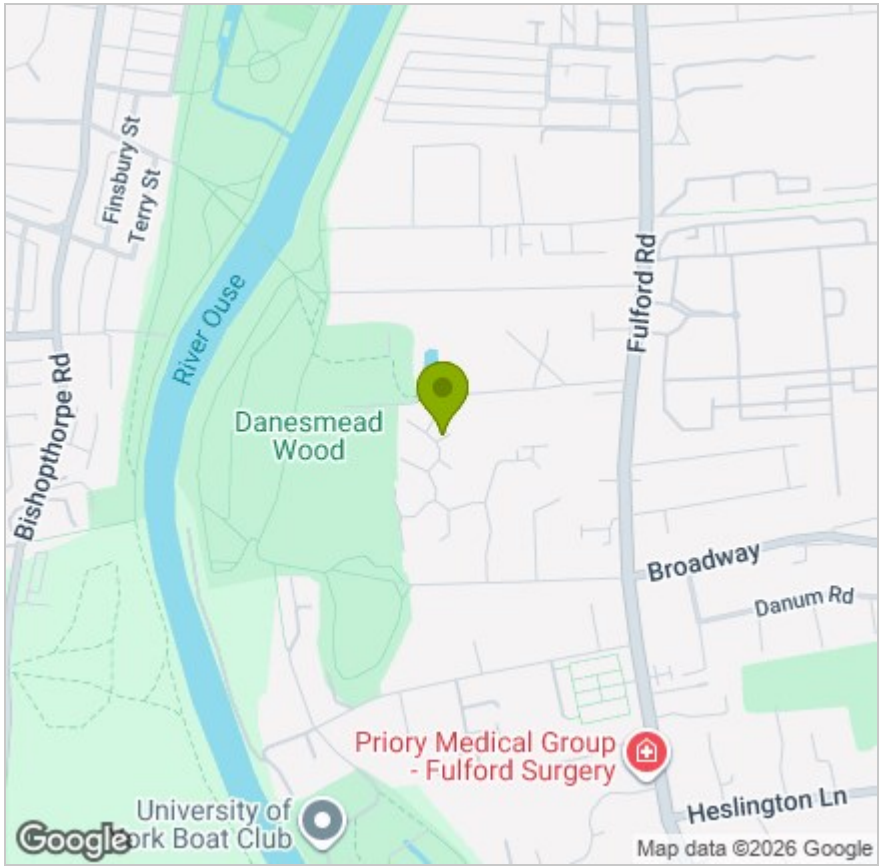
Outside
Landscaped front garden, drive way for off-street car parking, gate for side access to rear patio garden, summer house storage shed, outside tap, timber fence and hedge boundary

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

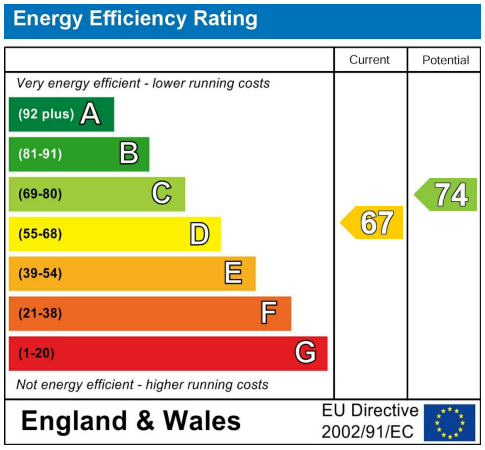
FLOOR PLAN



LOCATION



EPC



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Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk