

The Old Dairy, Brittons Yard, Main Street, Fulford, York

£675,000

Stephensons
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Brittons Yard, Main Street, York YO10 4PS

Est. 1871

£675,000

Occupying the site of a former dairy on Main Street, Fulford, this distinctive development brings together an important part of the village's past with a fresh approach to contemporary living.

The original dairy farmer's house is being converted into four individual three-bedroom townhouses, each arranged over three floors. An additional detached home offers a bespoke contemporary design, creating a collection of five properties with two distinctly different styles.

A select development of 4 period townhouses and a bespoke new build located off the Main Street of Fulford, renovated and restored to the highest specification, ideal for families wanting to be close to Fulford School.

Each of the units have retained their original character with a blend of contemporary fixtures and fittings, and each is being sold with allocated off road parking.

This bespoke detached home offers approximately 1,455 sq ft of individually designed accommodation, with three bedrooms and an imaginative layout.

The principal living space occupies the first floor, where an expansive quality kitchen, living and dining room opens onto a terrace. This generous setting creates a natural focal point for entertaining and relaxed daily life. Two bedrooms with adjoining en-suite facilities complete this level.

Downstairs, a further bedroom and separate shower room provide flexibility for guests or family members, while a dedicated study makes working from home convenient. A











utility room, cycle store and carport with allocated space add practical appeal.

Combining contemporary design with an unconventional arrangement, this is a distinctive home within an established village setting.

Fulford offers the appeal of suburban life within easy reach of York's historic city centre. Local shops, pubs and everyday services along Main Street provide convenience close to home, supported by bus connections into the city.

Fulford Ings and the River Ouse offer nearby opportunities for riverside walks, while the University of York, local schools and access to the A19 and A64 make the location appealing to families and professionals. Whether enjoying the surrounding green spaces or heading into York for shopping, dining and culture, Fulford provides a balance of local character and city convenience.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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Partners:

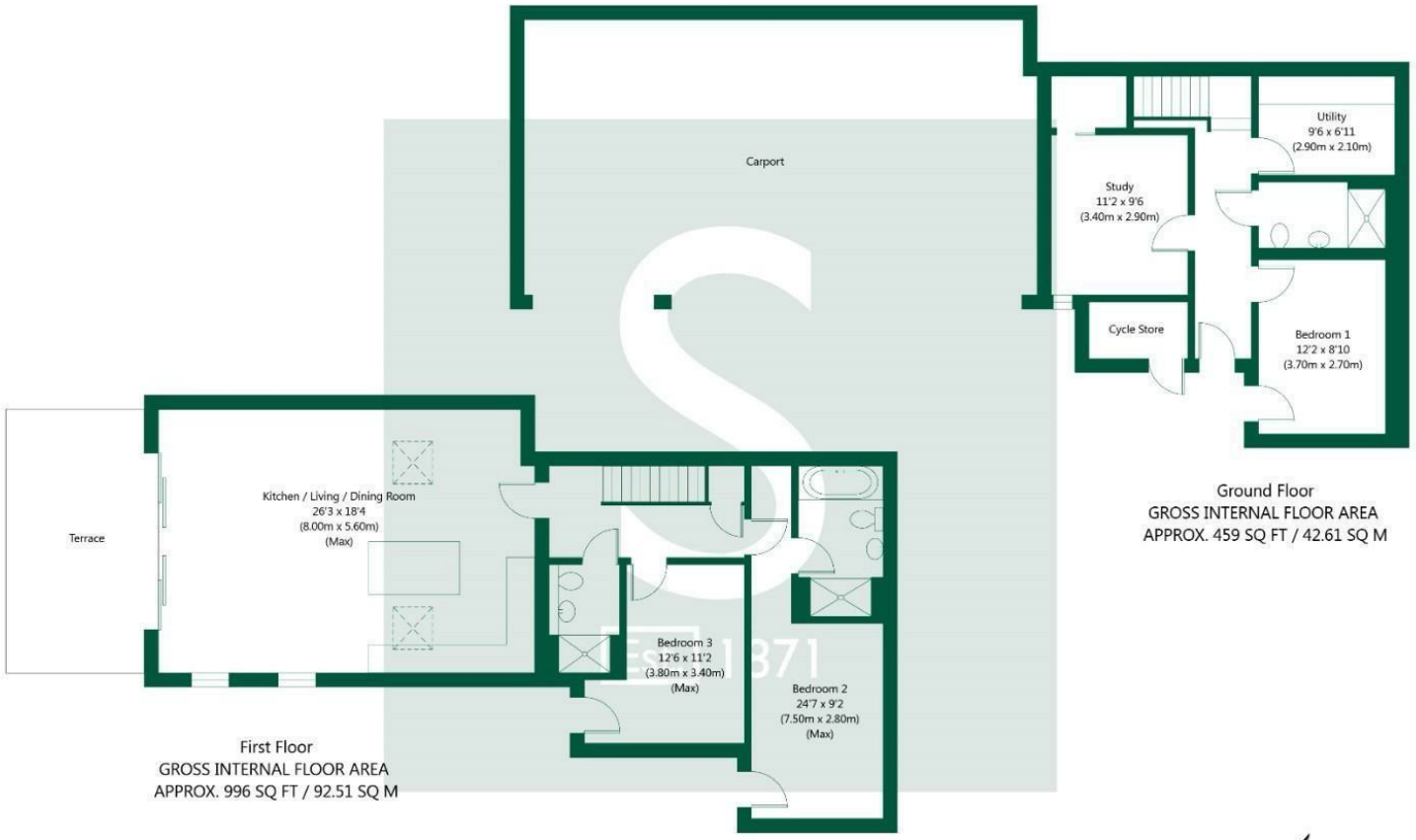
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102 C, Main Street, Fulford, YO10 4PS



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 459 SQ FT / 42.61 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 996 SQ FT / 92.51 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1455 SQ FT / 135.12 SQ M
Copied from architect plans and accuracy cannot be guaranteed
All measurements and fixtures including doors and windows are approximate and should be independently verified.