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## The Wellington Fulford Road , York, YO10 4HE

An exceptional four-bedroom detached residence extending to 4297 sq. ft., finished to exacting standards and positioned within the highly sought-after suburb of Fulford, York.

WATCH INCREDIBLE VIDEO FOR FULL ASPECT -

The Wellington is an outstanding example of refined modern living, blending conventional architecture with contemporary detailing. The exterior presents a striking fusion of brick, glass, and aluminium, complemented by zinc gutters and downpipes, delivering both durability and architectural elegance.

**£1,950,000**

# The Wellington Fulford Road

, York, YO10 4HE



- Four-bedroom detached residence
- Smart lighting system
- Principle suite with dressing area and luxury en-suite
- 4297sqft of internal accomodation
- Underfloor heating to ground floor
- Integrated double garage with plant room
- Private gated entrance
- Contemporary Nixons kitchen with integrated Neff appliances
- Landscaped garden with decking and porcelain patio

## Offer Procedure



## Directions



# Floor Plan

## The Wellington



**APPROXIMATE GROSS INTERNAL AREA = 399.2 sq m / 4297 sq ft**

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	