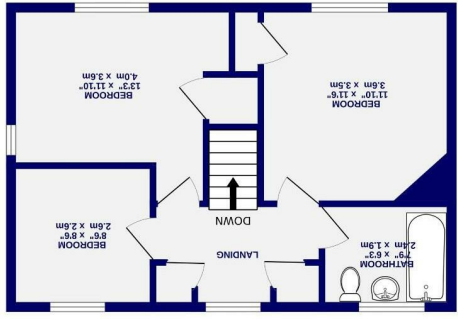


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

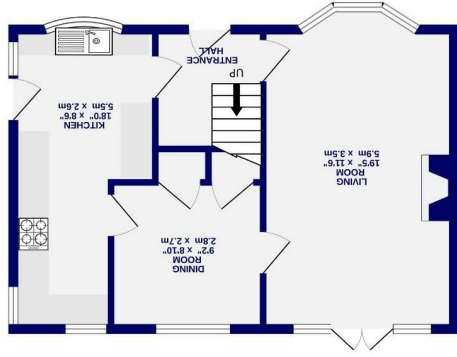
- EPC D
- No Onward Chain
- Established Front And Rear Garden
- Tucked Away Quiet Position
- Spacious Living And Dining Rooms
- Kitchen With Ample Worktop Space
- Sought After Fulford Location
- Three Bedrooms
- Double Fronted With Potential
- Much Loved Semi Detached Home

Freehold
Council Tax Band - B

Fordlands Road Fulford, York YO19 4QR



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and appliances, it is included in the plan for guidance only and is not intended to be a guarantee as to their operation. Measurements shown have not been tested and no guarantee as to their operation. Buyers are advised to check the accuracy of the floorplan and to check the accuracy of the measurements. The plan is for illustrative purposes only and should not be relied upon for any other purpose. The plan is for illustrative purposes only and should not be relied upon for any other purpose. The plan is for illustrative purposes only and should not be relied upon for any other purpose.



Fordlands Road
Fulford, York
YO19 4QR

£350,000



Located in the ever popular area of Fulford, well regarded for its excellent schools and convenient access to York city centre, is this much loved three-bedroom double fronted semi-detached home, offered with no onward chain. Tucked away in a quiet position and close to open countryside and riverside walks, this charming property offers a wonderful opportunity for a buyer to update and create a truly special family home.

Internally, the property opens into a welcoming entrance hall, with the kitchen positioned to the right. The kitchen offers an array of wall and base units with ample worktop space and provides access to the side of the property and garden beyond, adding practicality for everyday living. To the left of the entrance hall is the living room, a comfortable and inviting space, with both the living room and kitchen connecting through to the dining room at the rear of the property.

Upstairs, the first floor offers two generous double bedrooms, along with a particularly well-sized third bedroom, all enjoying pleasant views, with outlooks over the fields adding to the appeal. A spacious house bathroom and a good-sized landing complete this floor.

Externally, the property enjoys a delightful rear garden, with a lawn, patio area and established borders, providing a private and peaceful space to relax. The property also benefits from a driveway and a separate garage, offering excellent parking and storage. The overall feel is reminiscent of a picturesque cottage-style home, full of warmth and potential.

A rare opportunity in a sought-after Fulford location, offering charm, space and scope for improvement. Early viewing is highly recommended to fully appreciate all that is on offer.

