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Moorland Road, York

£775,000



This substantial four-bedroom home on a highly regarded street in York's sought-after Fulford area has been beautifully renovated and extended to an exceptional standard. Recent upgrades including a new roof, energy-efficient windows, and modern heating and plumbing blend contemporary style with everyday practicality.

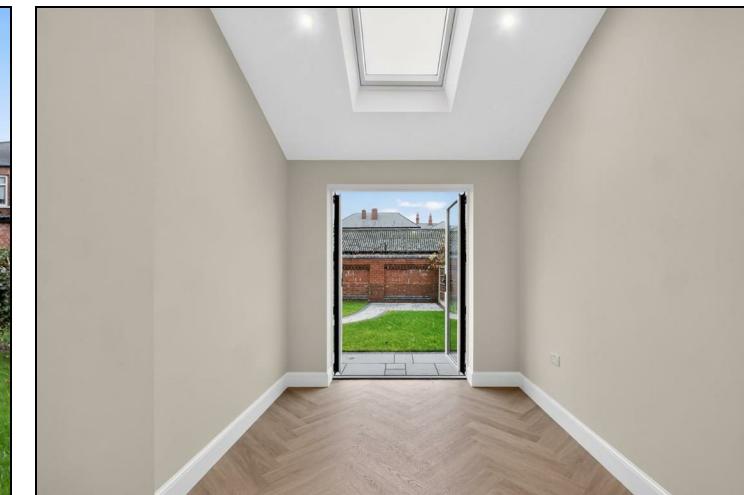
Fulford is one of York's most desirable areas, valued for its community feel and proximity to the city centre. Local shops, cafés, green spaces, and riverside walks are all close by, and the property sits within the catchment for the Ofsted Outstanding-rated Fulford School — a major draw for families. Transport links are excellent, with quick access to the A19, A64, and York railway station for direct connections to London, Leeds, and beyond.

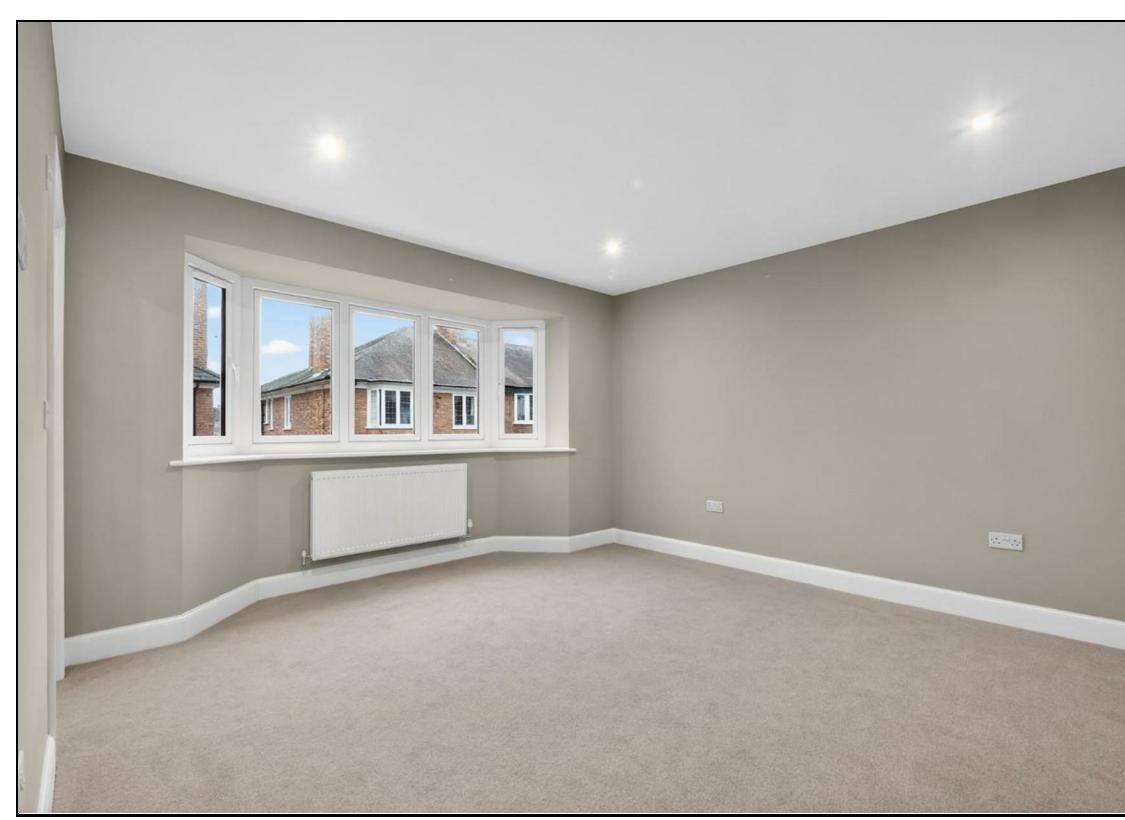
Internally, the home is designed with both comfort and style in mind. The front living room enjoys a large bay window, while to the rear an expansive open-plan kitchen, dining, and living space features stylish cabinetry, integrated appliances, and a central island with breakfast bar. Bifold doors open to the garden, creating seamless indoor-outdoor living. A utility room with shower, dedicated home office, and zoned underfloor heating add further practicality. Upstairs, three generous double bedrooms each benefit from a private bathroom, with the principal suite offering a freestanding bath and separate shower. A fourth double bedroom with ensuite and a walk-in storage room occupy the second floor.

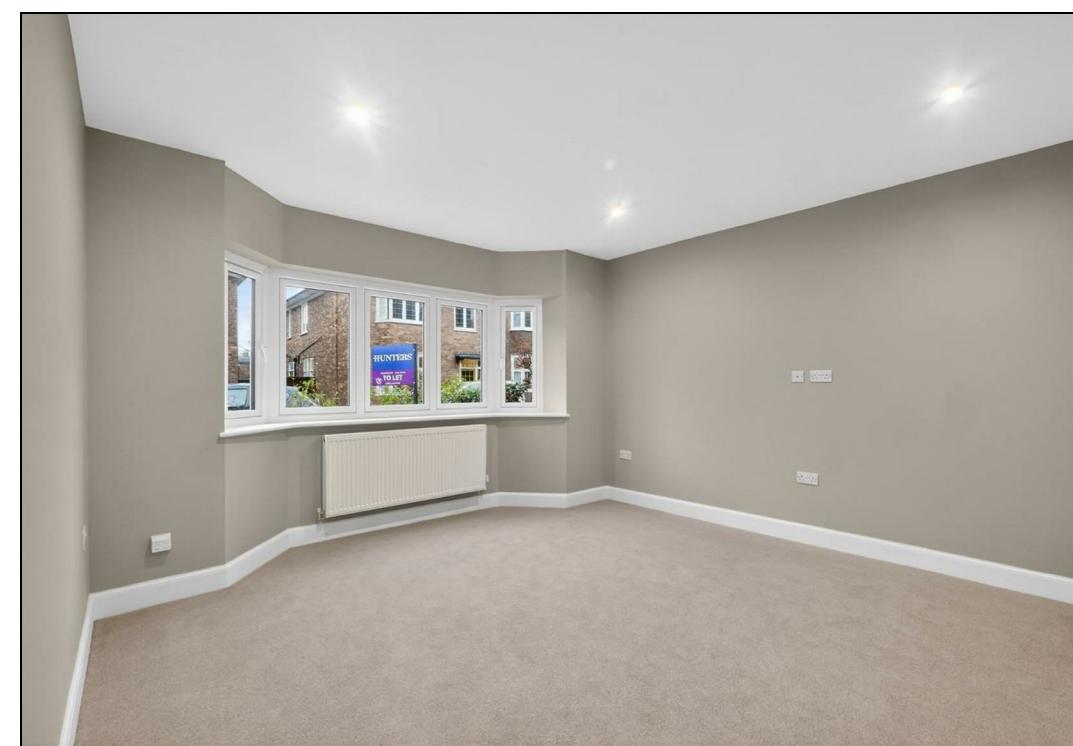
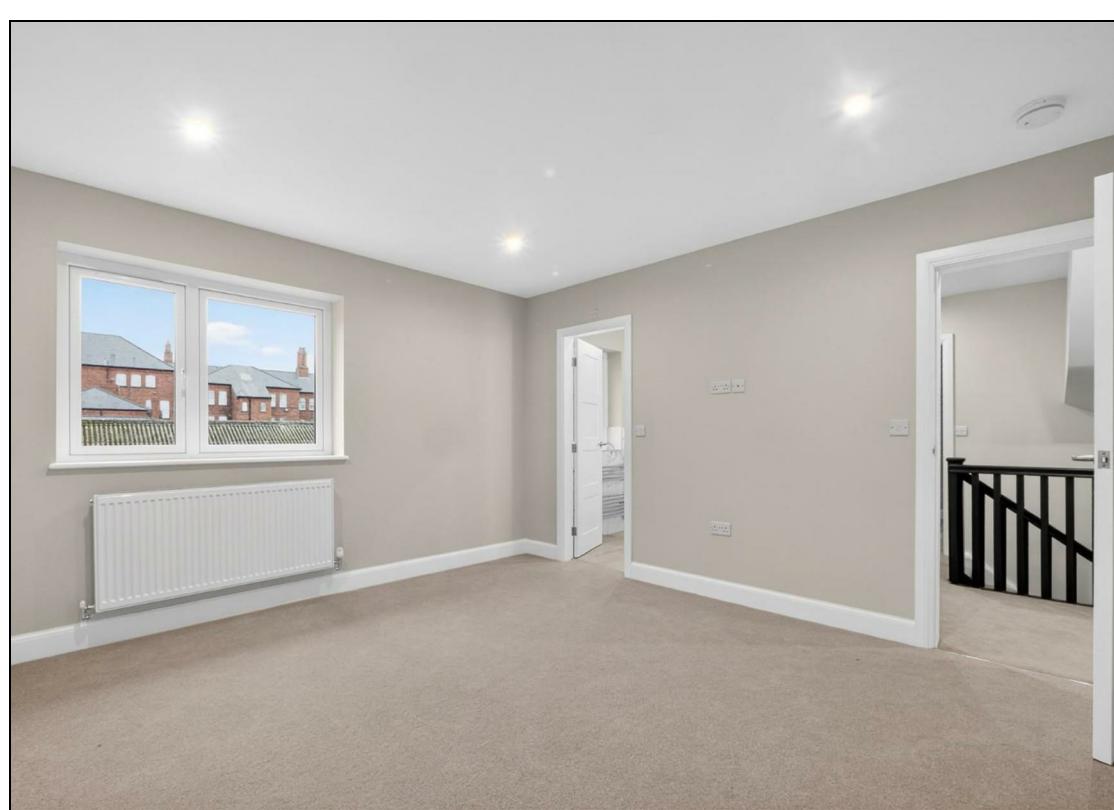
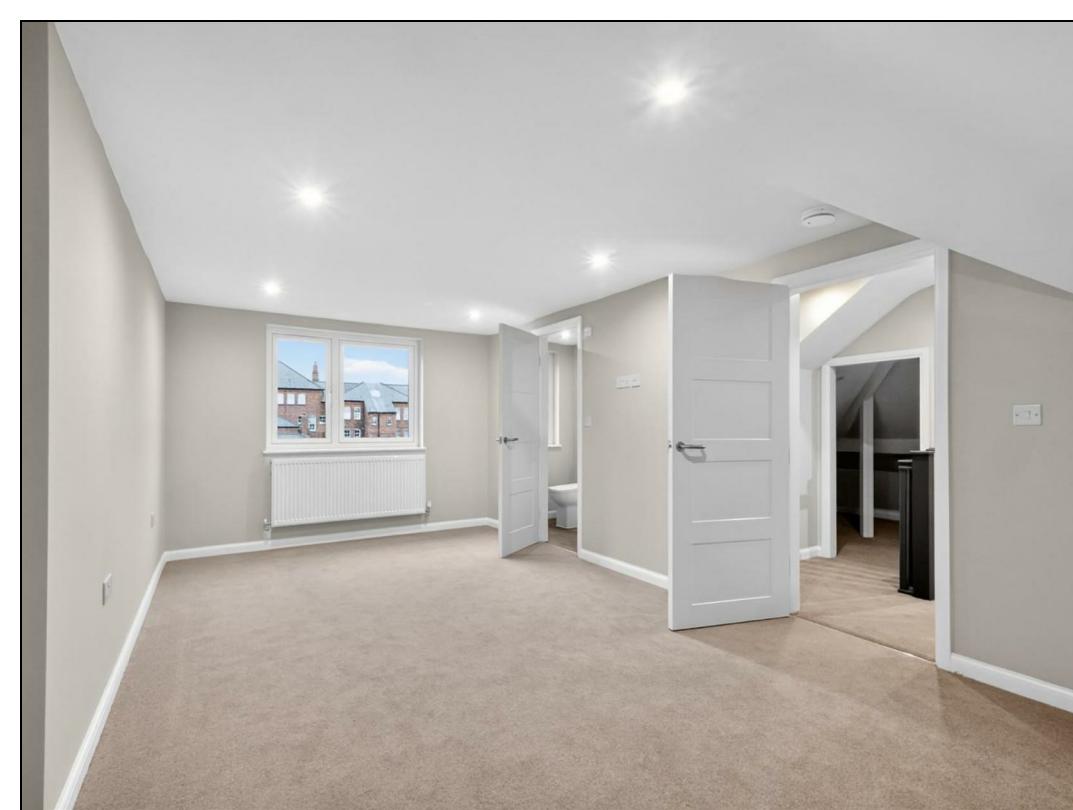
Externally, a block-paved driveway provides ample parking and leads to a store with electronic roller door. The rear garden is fully enclosed, not overlooked, and includes a patio seating area — perfect for entertaining or relaxing in privacy. Altogether, this exceptional Fulford home combines modern design, practical upgrades, and generous living space — a rare opportunity in one of York's most desirable locations.

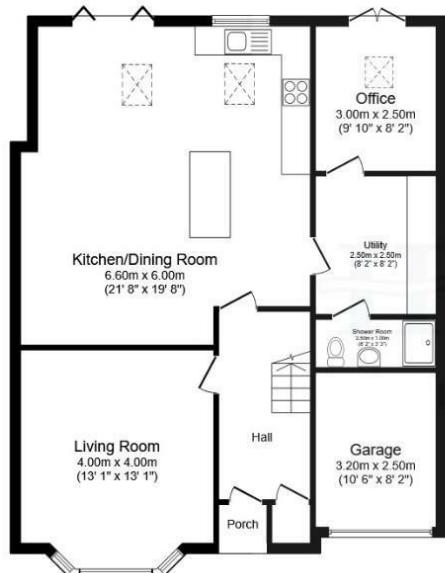
KEY FEATURES

- Recently Renovated
- No Onward Chain
- Four Ensuite Bedrooms
- Home Office
- Living Kitchen Diner
- Council Tax Band D



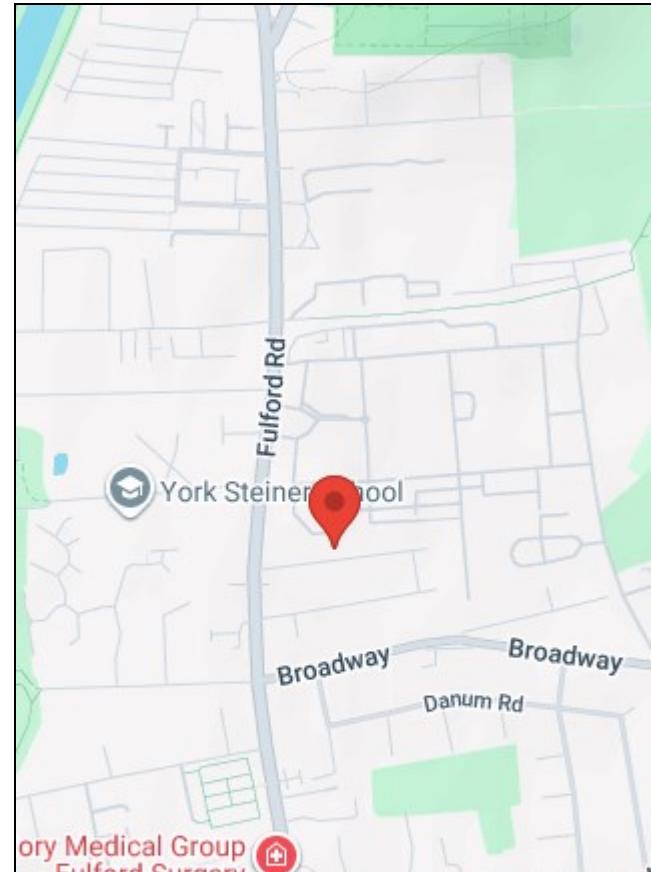






Total floor area: 202.8 sq.m. (2,183 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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