Danum Drive, Fulford, York

£325,000

Stephensons
estate agents & chartered surveyors

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Danum Drive, York YO10 4LQ

Est. 1871

£325,000

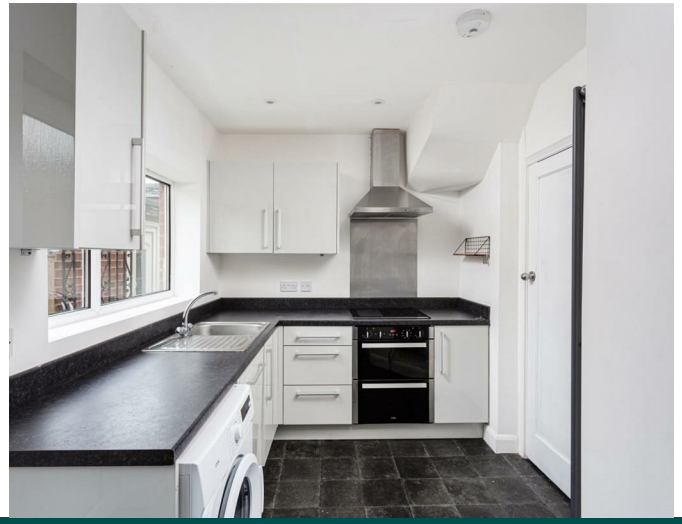
A lovely semi detached home location in a quiet street in the heart of Fulford, offered with no forward chain and recently approved planning permission for a superb rear extension.

Offered with no onward chain, this well-cared-for three-bedroom semi-detached home enjoys a cul-de-sac setting in Fulford, with an enclosed rear garden, driveway parking and a versatile brick-built garage/studio. Planning approval for a single-storey rear extension adds an appealing opportunity to develop the accommodation around the needs of its next owners.

The location brings together the convenience of city living and the appeal of an established residential neighbourhood. York city centre, the University of York and local amenities are within easy reach, while its position within the Fulford School catchment will be of particular interest to families.

An entrance hallway welcomes you into the home, with stairs rising to the first floor. To the front, the lounge provides a comfortable setting for quieter evenings, with a bay window drawing in natural light. Fitted shutters complement the window, while an electric fire and surround create a focal point.

Across the rear of the house, the breakfast kitchen extends to approximately 17 feet, offering room for everyday dining alongside a range of fitted wall and base units. A built-in double oven and hob, space for further appliances, recessed lighting and a column radiator complete the room. Windows overlook the garden, and a door opens directly onto the raised decking, making it easy to take breakfast



Tenure: Freehold
Broadband Coverage: Up to 5500* Mbps download speed
EPC Rating: C - 70
Council Tax: C - City of York
Current Planning Permission: Application Approved - 24/00814/FUL. Single storey rear extension

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.

outside or enjoy meals in the warmer months.

Upstairs, the landing leads to two double bedrooms and a single bedroom. The principal bedroom overlooks the front, while the second enjoys an outlook across the rear garden. The third room offers flexibility as a child's bedroom, guest room or study for those working from home. A house bathroom serves the accommodation, fitted with a bath, pedestal wash basin, WC and heated towel rail.

The enclosed rear garden offers space to relax, play and entertain. A raised timber deck provides a natural setting for outdoor seating, with a lawn beyond and established trees and shrubs adding greenery and character. Side access connects the garden to the front driveway, which provides off-street parking.

The brick-built garage/studio is a useful addition, with a side window, heating, power and lighting. It offers scope for hobbies, a workshop or workspace alongside valuable storage.

Planning permission has been granted for a single-storey rear extension under reference 24/00814/FUL. This presents an opportunity to enlarge the ground-floor accommodation and shape the home around future needs, whether the priority is more space for family life, dining or entertaining. Any works would need to follow the approved drawings and conditions.

With gas central heating, uPVC double glazing and no onward chain, this is an attractive opportunity to secure a comfortable home with scope to grow in a convenient Fulford setting.

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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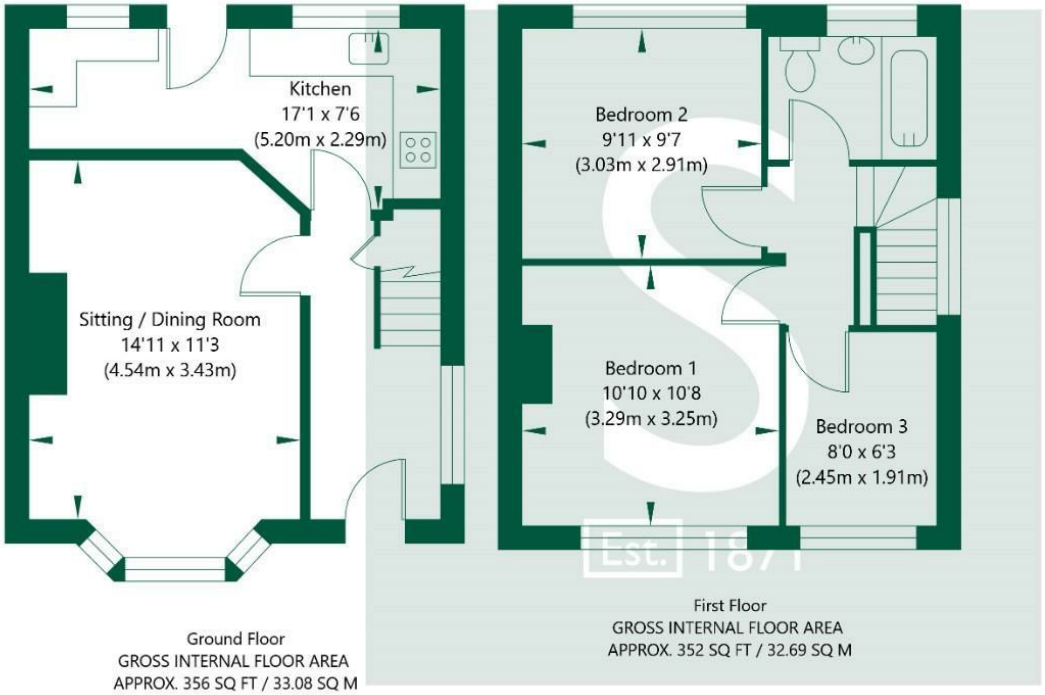

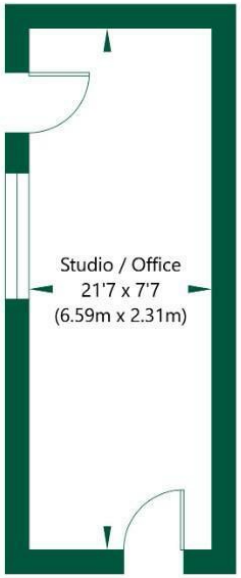

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 164 SQ FT / 15.22 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 872 SQ FT / 80.99 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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