

Ashtons

Alma Grove, Fulford, York, YO10 4DH

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Fulford, York
YO10 4DH

Offers Over £390,000

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Ashtons Estate Agents are delighted to present this charming three-bedroom terraced cottage, enviably positioned in the highly sought-after area of Fishergate, enjoying an attractive outlook over the community green and within easy reach of the riverside walks leading into York city centre. Full of character and individuality, the property combines original features, including its traditional timber doors, with thoughtful improvements this well presented lovely home offers a welcoming blend of cottage charm and modern-day living.

The four court and entrance hall immediately set the tone, with its original timber door and characterful detailing. The living room is a particularly inviting space, with a warm and homely feel, featuring a fireplace, attractive wooden flooring and plenty of natural light from the large front-facing window. To the rear, the newly fitted, beautifully appointed Shaker-style kitchen has been thoughtfully designed with a range of cabinetry, contrasting work surfaces and attractive herringbone-style tiling. There is ample room for a dining table, making this a lovely space for everyday meals and entertaining, while windows and the rear door bring in natural light and provide access to the courtyard.

To the first floor are three well-proportioned double bedrooms, each offering its own character and flexibility of use. The bathroom is a real highlight, featuring a generous four-piece suite with a beautiful freestanding roll-top bath, separate shower, wash hand basin and WC. The striking blue accents and traditional-style fittings add to its distinctive cottage feel.

Externally, the property enjoys an attractive cottage-style garden to the front, with established planting and a pleasant outlook across the community green. To the rear is a generous enclosed courtyard, offering a private space for outdoor seating, with gated access and a useful store.



















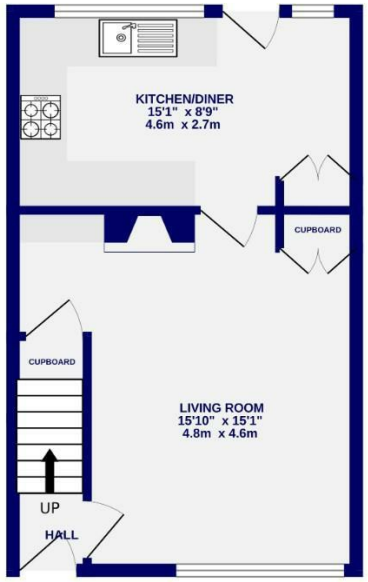


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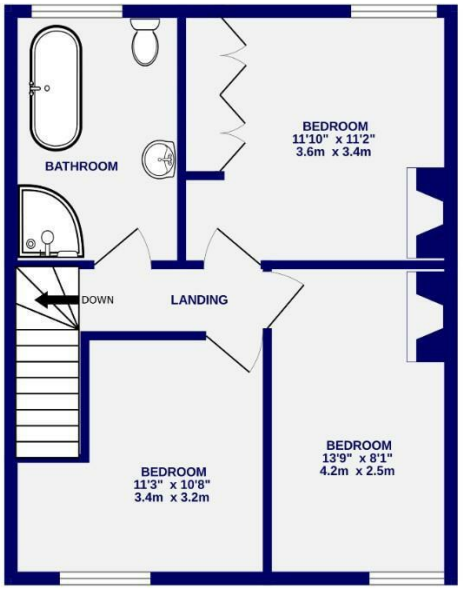
Freehold
Council Tax Band - B

- Impressive Four-Piece Bathroom Suite
- Front Garden And Rear Courtyard
- Charming Fishergate Cottage
- Three Well-Proportioned Double Bedrooms
- Characterful Original Timber Doors
- Beautifully Appointed Shaker Kitchen
- Inviting Living Room With Fireplace
- Freestanding Roll-Top Bath
- Views Across Community Green
- EPC E

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
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