

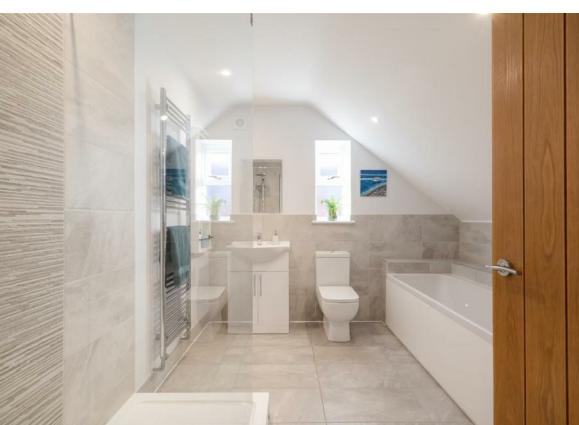


**Broadway, Fulford, York**  
**£515,000**

Built in 2022, this modern detached cottage-style home offers beautifully presented accommodation designed for contemporary family living, combining characterful styling with modern convenience.



Situated in the highly regarded suburb of Fulford, the property benefits from one of York's most sought-after residential locations. Fulford is well known for its village-like atmosphere while remaining conveniently close to York city centre. The area offers an excellent range of local amenities, including shops, cafés, traditional pubs and highly regarded schools including Fulford Secondary.



The property is entered via a welcoming entrance hall with a useful ground floor WC, leading through to the heart of the home: a spacious open-plan family kitchen. This impressive space is ideal for both everyday living and entertaining, with ample room for dining and family seating, flooded with natural light and finished to a high modern standard with feature island, two tone fitted units along with a convenient utility room.



A cosy lounge provides a comfortable retreat, perfectly suited for relaxing evenings, while still enjoying a sense of separation from the main living areas with doors opening to the side elevation.



To the first floor, the property offers three generous double bedrooms, all well-proportioned and tastefully decorated. The master bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a contemporary house bathroom fitted with modern fixtures and finishes.



Externally, the home enjoys generous lawned gardens to the front, enhancing its attractive cottage feel and providing a pleasant outlook. To the rear, there is off-street parking along with useful storage, making the property both practical and family-friendly.

Fulford also provides excellent transport links, with easy access to the A64 and York ring road, making it ideal for commuters. Surrounded by green spaces, riverside walks and open countryside, the suburb strikes a perfect balance between city convenience and semi-rural living, making it particularly popular with families and professionals alike.

## Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

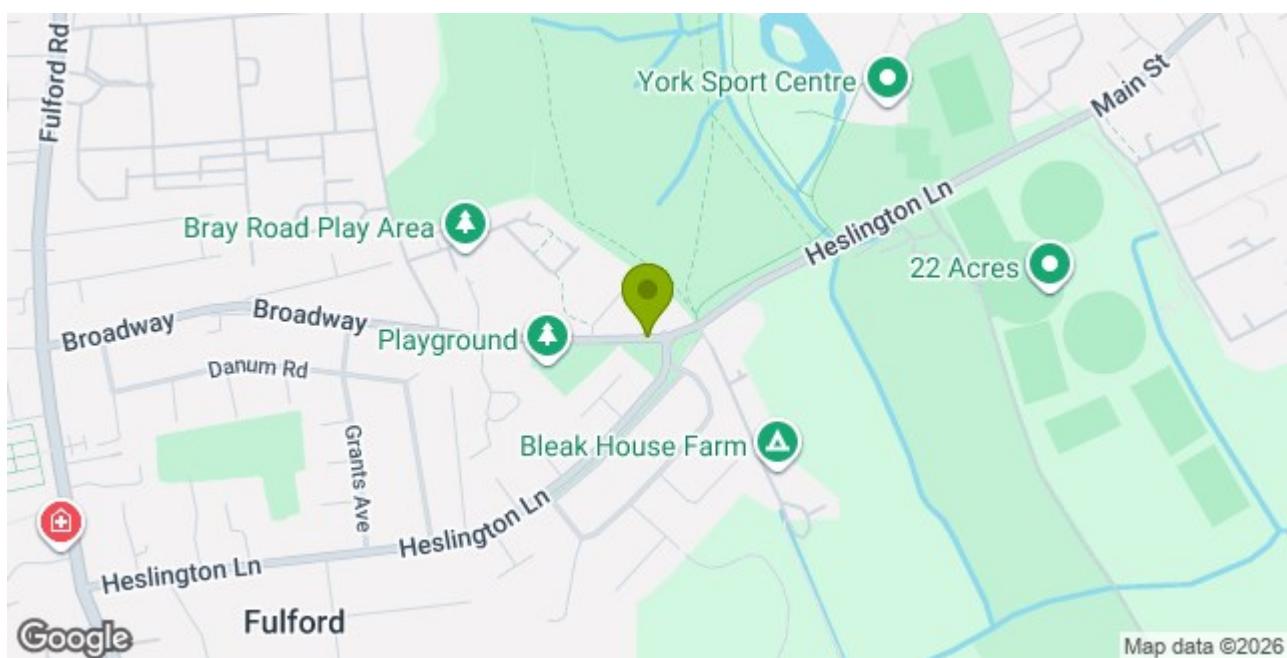
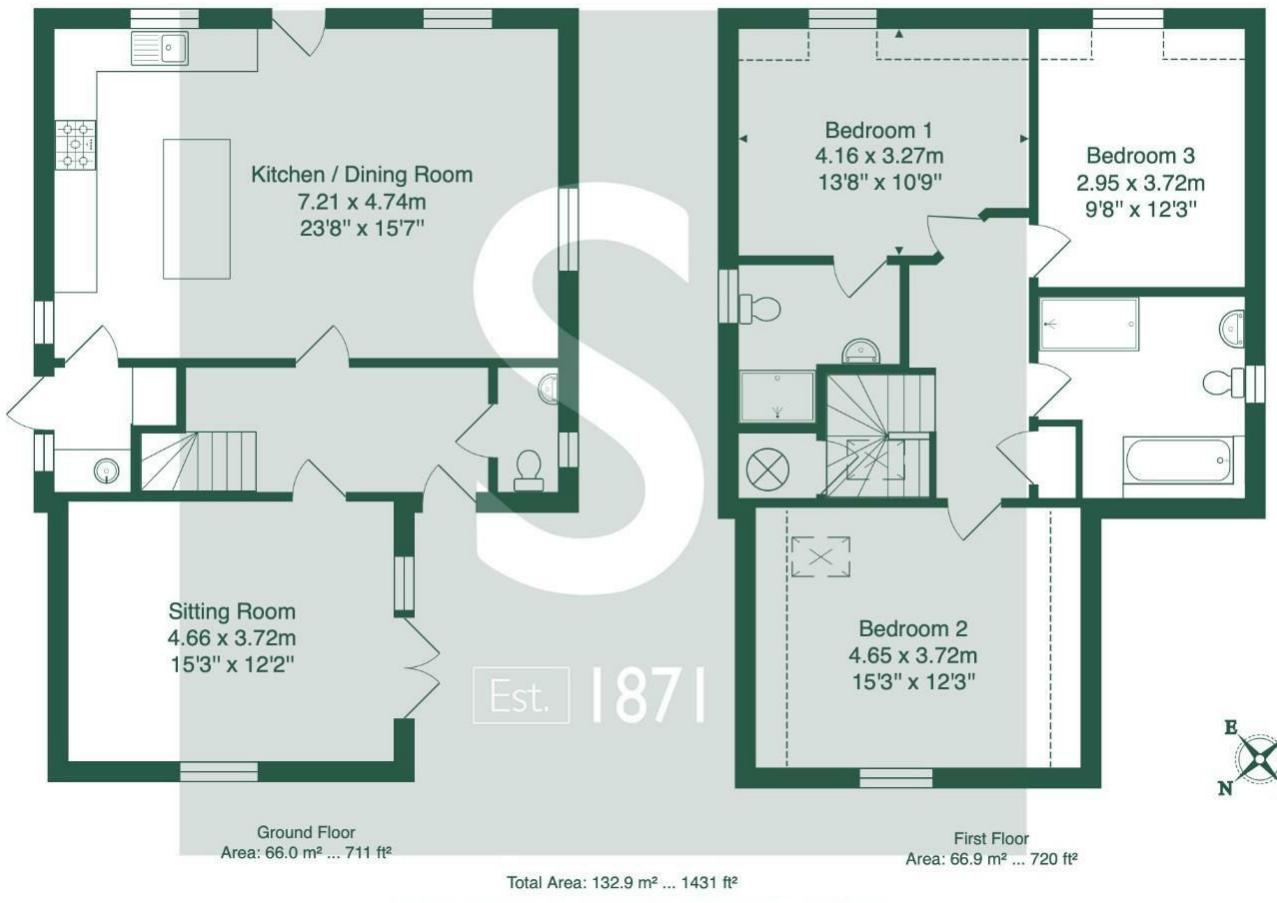
Broadband: up to 1000 Mbps\*

EPC Rating: B - 85

Council Tax: E - City of York

Current Planning Permission: No current valid planning permissions

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.



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