



Heslington Lane, Fulford, York £400,000

A stunning semi-detached family home, sitting on a generous corner plot and offering bright spaces which are beautifully presented throughout. The property is situated in the ever popular area of Fulford and is therefore within catchment area for the well-regarded Fulford Secondary School.



The property is entered via a uPVC door into the entrance hall, which boasts wood flooring and a 'tucked away' storage space for coats and shoes.

Sitting to the front of the residence is the bright living room, which boasts a South-facing box bay window to the front with fitted shutter blinds and having solid wood flooring.

A spacious dining room offers a spacious room for hosting and benefits from having a bay to the rear, with French doors leading out onto the garden.



The home's kitchen comprises a range of cream gloss fitted wall and base units with wood effect worktops and cream tiled splashback. Integrated appliances include a oven, gas hob with concealed extractor over and undercounter fridge. A ceramic sink with mixer tap over sits below a window overlooking the rear garden. A door from the kitchen provides side access onto the patio.

Completing the downstairs accommodation is a cloakroom, consisting of a low flush WC, hand wash basin and heated towel rail.

Found on the first floor, up the carpeted turn staircase, the landing has windows allowing for an abundance of natural light and offers access into the property's loft.



The principal bedroom sits to the rear of the home and offers a spacious double room with window overlooking the garden. A second double bedroom sits to the front of the property and features a decorative fireplace. The third bedroom is another well-proportioned double bedroom and would also work well as a spacious nursery or home office.

The three bedrooms are served by a modern family bathroom, which is neutrally tiled and comprises a panel bath with rainfall and handheld shower over, low flush WC, pedestal hand wash basin and heated towel rail.



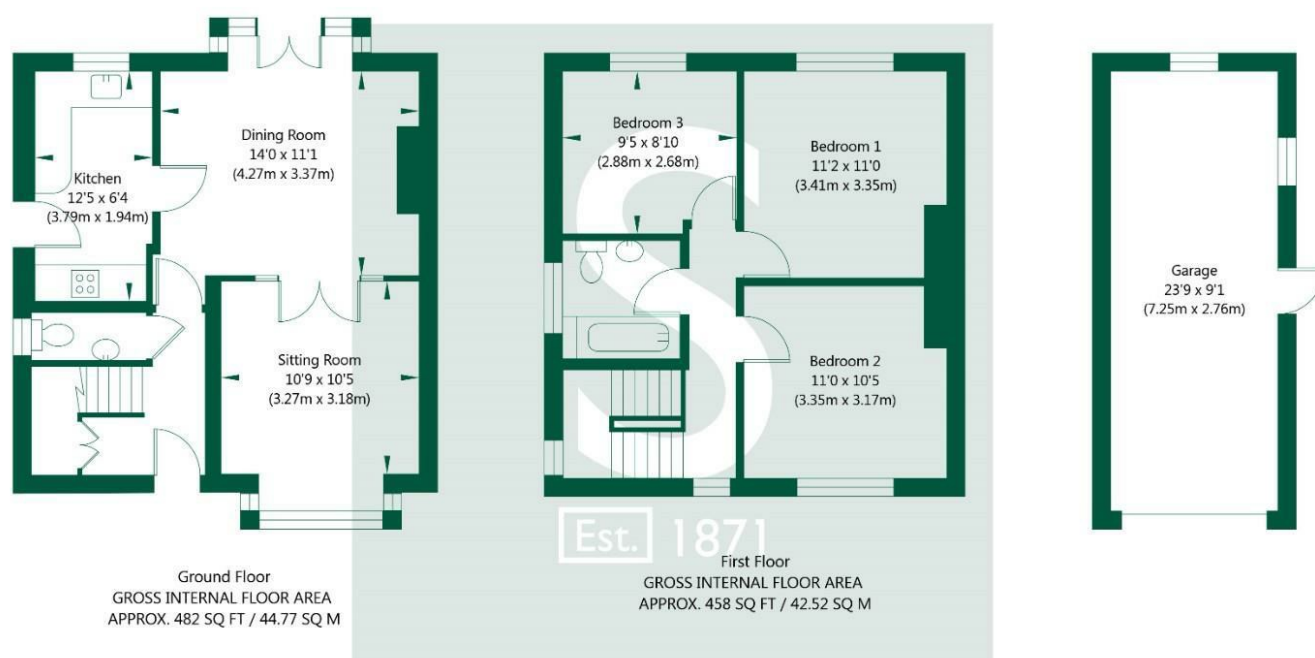
Externally, the property occupies an enviable corner position and provides a gated gravelled driveway to the front. A detached single garage offers additional off-street parking. To the rear the garden is mainly laid to lawn, with surrounding plants and shrubs and a rear patio which wraps around the side of the house. On the side patio, a pergola has been added which creates a lovely covered seating area to enjoy.

The property has planning permission for a two-storey side extension, increasing the accommodation and brilliant for growing families. Further information on these plans are available through Stephensons.

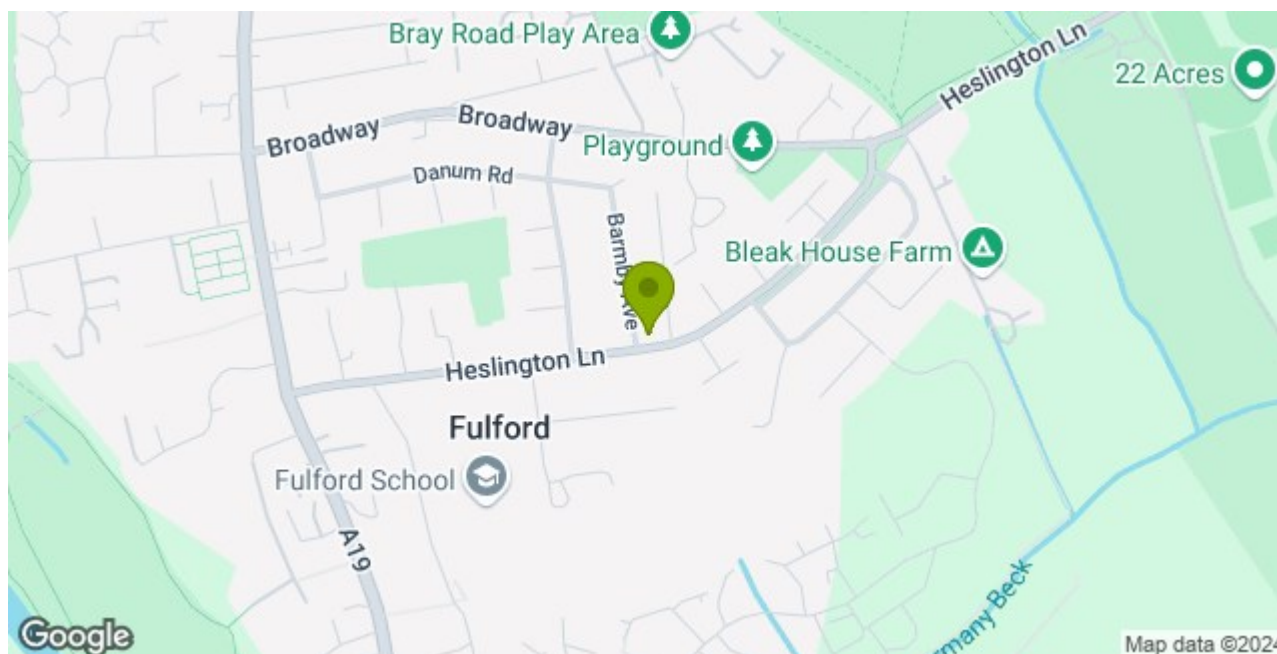


The property sits on the popular residential Heslington Lane, in Fulford and had great access to York City Centre, the A64 and A19. Falling within catchment area for Fulford Secondary School and surrounded with great local amenities, the property is sure to appeal to a wide range of buyers, and therefore an early viewing is highly recommended.

Heslington Lane, York, YO10 4HP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1155 SQ FT / 107.3 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

