



Heslington Lane, York
£390,000

A well presented and generously proportioned residence located in the highly sought after area of Fulford. The property has been meticulously upgraded and offers a great opportunity for the next buyer, close to well regarded primary and secondary schools making this is a perfect family home.



Property description

Situated along the most sought after Heslington Lane the property is entered through a glazed, composite front door into an extended bright and spacious porch and downstairs W.C which is a recent addition to the home. The hallway features useful under the stairs cupboards which currently houses the tumble dryer, and offers a great storage area.



To the left of the entrance hall is the principle reception room which presents a bay fronted sitting room, allowing lots of natural light complete with bespoke shutters and houses a cosy electric fire.



Found at the rear elevation of the property is the open plan kitchen diner which the current vendor has upgraded to create a lovely hosting space. The kitchen boasts a stylish range of cream gloss base and wall units with a wood work surface and salmon tiled splashback. An array of fitted appliances includes a double oven, fridge, freezer, dishwasher, electric hob with extractor hood and stainless steel sink with mixer tap completed with space for a freestanding washing machine. The dining area has a triple paned window which floods the room with natural light, overlooking the back garden and offers plenty of space for seating therefore being ideal for modern family living.



To the first floor are two double bedrooms, both of which are light and spacious offering a bay window in the master and a larger than average third bedroom. The modern house bathroom comprises a W.C, hand wash basin, curved shower cubicle with glass screen and separate panelled bath. The room is completed with a low noise extractor fan and towel rail. On the landing is the loft hatch which has a fitted ladder, light and has been boarded out.



Externally, the property has a recently upgraded driveway which offers parking for numerous cars and a lawned garden to the front with an established hedge for privacy. The rear garden is laid to lawn, and includes a single detached garage.

Situated on Heslington Lane, in the desirable area of Fulford, the property is within walking distance of the well acclaimed Fulford Secondary School, adding to the suitability for families. This home is well-positioned for access into York, or further afield via the A64, therefore this is sure to appeal to a range of prospective buyers.

Tenure: Freehold

Services: All mains services connected

EPC Rating: D - 62

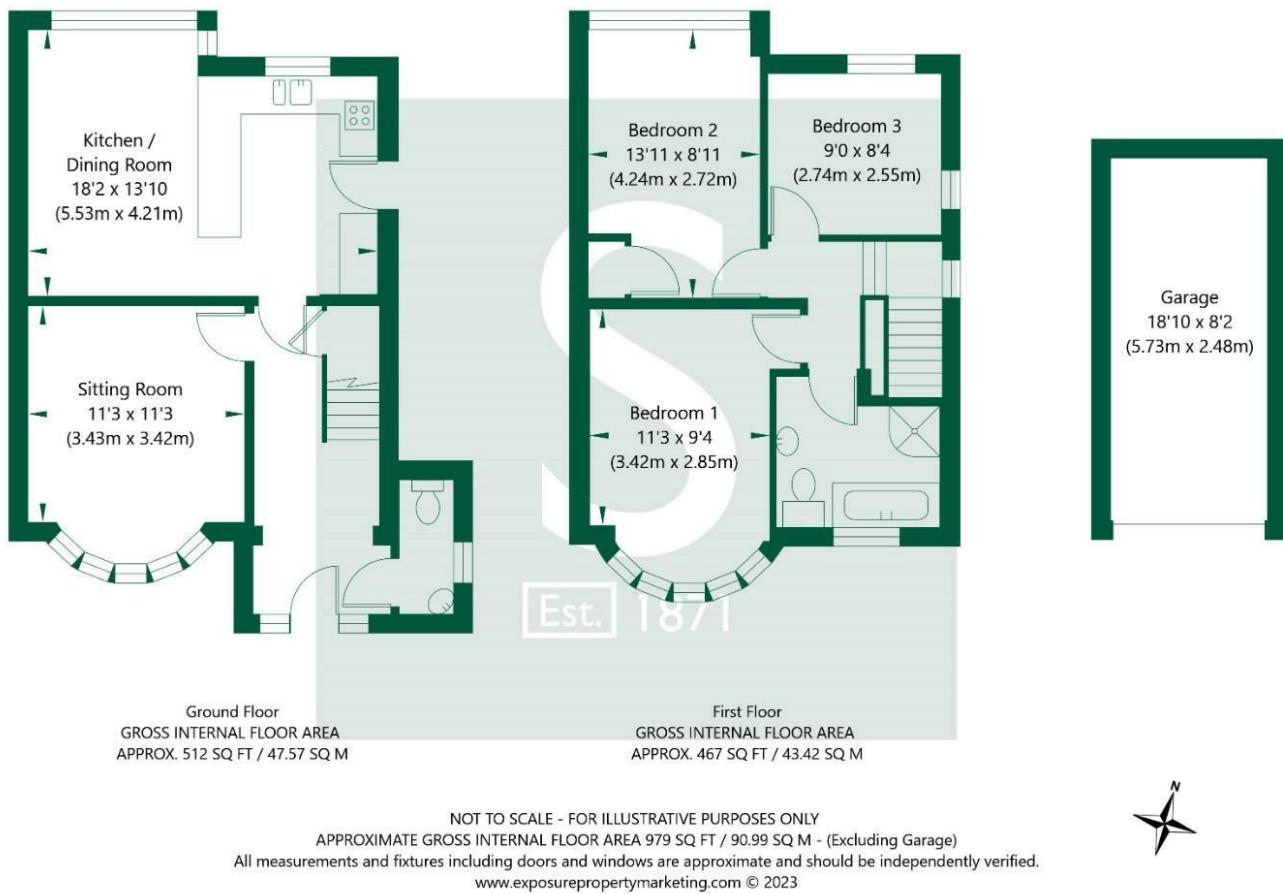
Council Tax: York City Council Band - C

Viewings: Strictly via the letting agent 01904 625533

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