



46 Fordlands Road Fulford
York, YO19 4QG

Guide Price £420,000

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An extended three bedroom semi-detached house within Fulford School catchment and close to York city centre, nearby amenities and A64 and A19. This highly impressive property is ready to move into and offers bright and versatile living accommodation as well as a delightful rear garden with summerhouse and a good sized storage shed.

Internally it comprises: entrance hallway, W.C./Cloaks, lounge with bay window, large open plan Kitchen/Dining Room with fitted units and separate sitting area, first floor landing, two first floor double bedrooms, four piece house bathroom, third bedroom with study/loft space. To the outside is a front garden and driveway providing off-street car parking and the potential for electric car charging, side access to a good sized landscaped rear garden with summerhouse equipped with power and lighting, and storage shed with power, lighting and water supply, mature trees and shrubbery backing on to an adjacent paddock.

An accompanied viewing of this lovely property is recommended.

Entrance Hallway

uPVC front door, laminate flooring, single panelled radiator, carpet, carpeted stairs to first floor, power points

W.C./Cloaks

Low level W.C., wash hand basin

Living Room

11'10" x 11'10" (3.61m x 3.61m)
uPVC bay window to front, single panelled radiator, open fire with surround, ceiling rose, storage cupboards, carpet, television point, power points, dado rail

Kitchen/Breakfast Room

16'8" x 9'4" (5.08m x 2.84m)
uPVC sliding doors and window to rear, fitted wall and base units with counter top, stainless steel sink and draining board with mixer tap, dual fuel range cooker, oak flooring, door to side, double panelled radiator, power points

Kitchen/Dining Room

16' x 12' (4.88m x 3.66m)
Oak flooring, recessed spotlights, power points, storage cupboards





First Floor Landing
Window to side, carpet, door to:

Bedroom 1

12'2" x 10'6" (3.71m x 3.20m)
uPVC window to rear, fitted wardrobes, single panelled radiator, carpet, power points

Bedroom 2

11'10" x 9'2" (3.61m x 2.79m)
uPVC window to front, single panelled radiator, carpet, power points

Bedroom 3/Study

8'6" x 8'6" (2.59m x 2.59m)
uPVC window to front, single panelled radiator, carpet, power points, stairs to loft area

Bathroom

8'6" x 5'11" (2.59m x 1.80m)
Opaque uPVC window to rear, comprising panelled bath, walk-in shower cubicle, pedestal wash basin, low level W.C., part tiled walls, tiled flooring, single panelled radiator

Loft Space

13'9" x 10'5" (4.19m x 3.18m)
Velux windows to front and rear, eaves storage, wall mounted electric radiator, carpet, power points

To the outside

Front gravelled driveway providing ample off-street parking, potential for electric car charging, gate to rear, landscaped rear garden with patio, gravelled area, lawn, free standing timber framed summer house with power and lighting, timber shed with power, lighting and water supply, hedge and fence boundary

Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



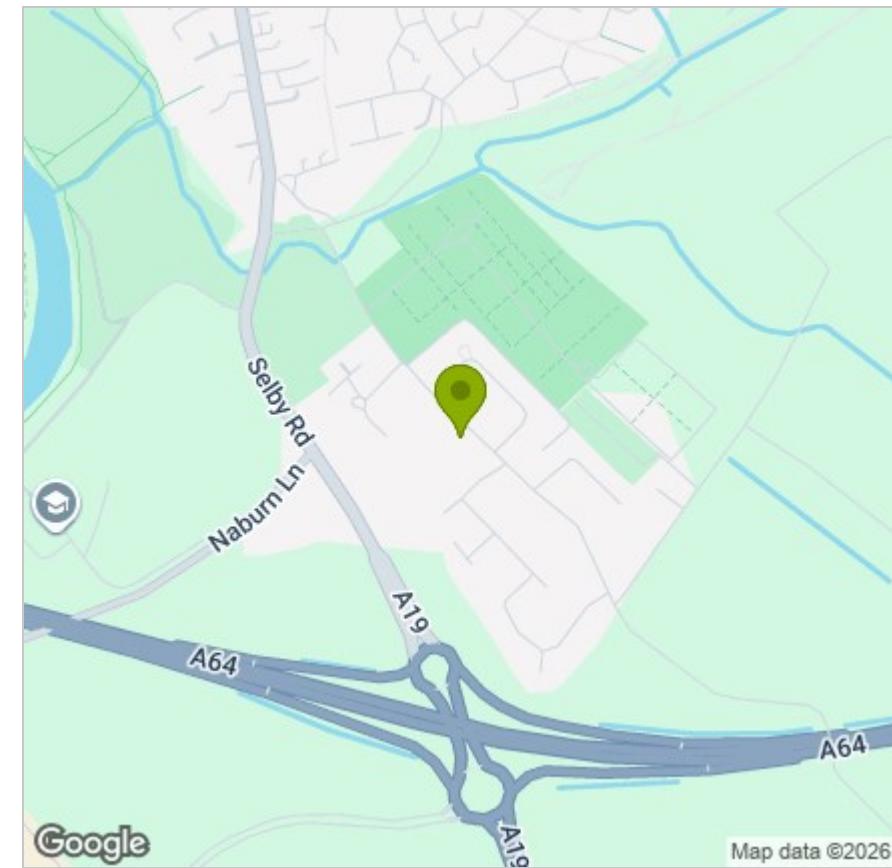
FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.

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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	55	68
EU Directive 2002/91/EC		

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