



46 Fordlands Road Fulford  
York, YO19 4QG  
Offers Over £400,000

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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:**

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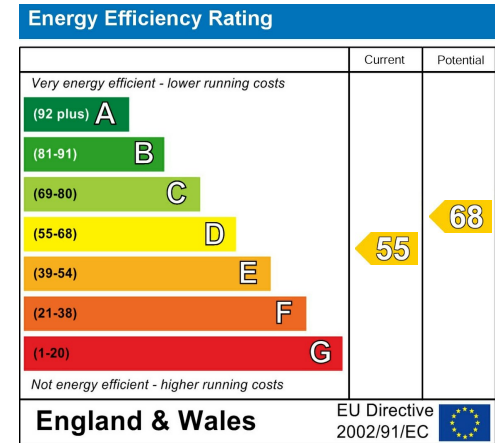
# FLOOR PLAN



# LOCATION



## EPC



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