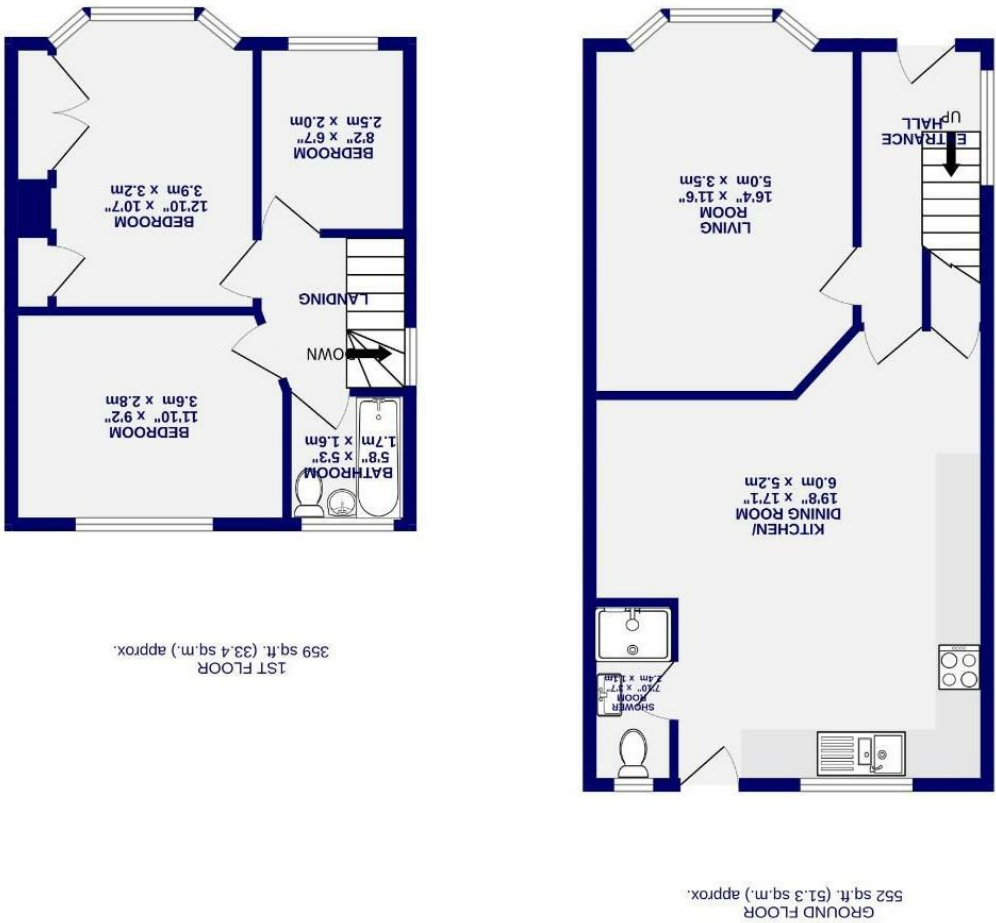


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

# Broadway Fulford, York YO10 4JY

Freehold  
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Rear Extension
- Spacious Rear Garden
- Garage & Parking
- Popular Residential Setting
- No Onward Chain
- EPC D



Broadway  
Fulford, York  
YO10 4JY

£375,000

 3  2

Located in the popular residential area of Fulford, to the south of York, is this extended three bedroom semi detached home offering spacious accommodation, a generous rear garden, driveway parking and a garage. Previously used as an HMO but now offered for sale on a residential basis, this property presents an excellent opportunity for a family or anyone looking for a home ready to move into. Offered with no onward chain, early viewing is highly recommended.

Internally, the property comprises an entrance hall leading through to the front living room, where a large bay window overlooks the front elevation and original features, including decorative ceiling coving, add character to the space. To the rear is a spacious open plan kitchen diner, fitted with a range of modern wall and base units providing ample storage and generous worktop space, creating an ideal area for both everyday living and entertaining. The ground floor also benefits from a contemporary shower room with access out to the rear garden.

The first floor offers three well proportioned bedrooms, including two doubles and a generous single bedroom, all served by a three piece house bathroom.

Externally, the property benefits from a lawned front garden and a generous driveway providing off street parking for multiple vehicles, leading to a detached garage. To the rear is a spacious and private enclosed garden, offering a fantastic outdoor space with a good degree of privacy from neighbouring properties.

Fulford is one of York's most sought after residential areas, offering a range of local shops, cafés and amenities, along with highly regarded schools. The property is well placed for easy access to York city centre, York Designer Outlet, the University of York and the A64, making it ideal for both commuters and families alike.

Offered with no onward chain, early viewing is highly recommended.

