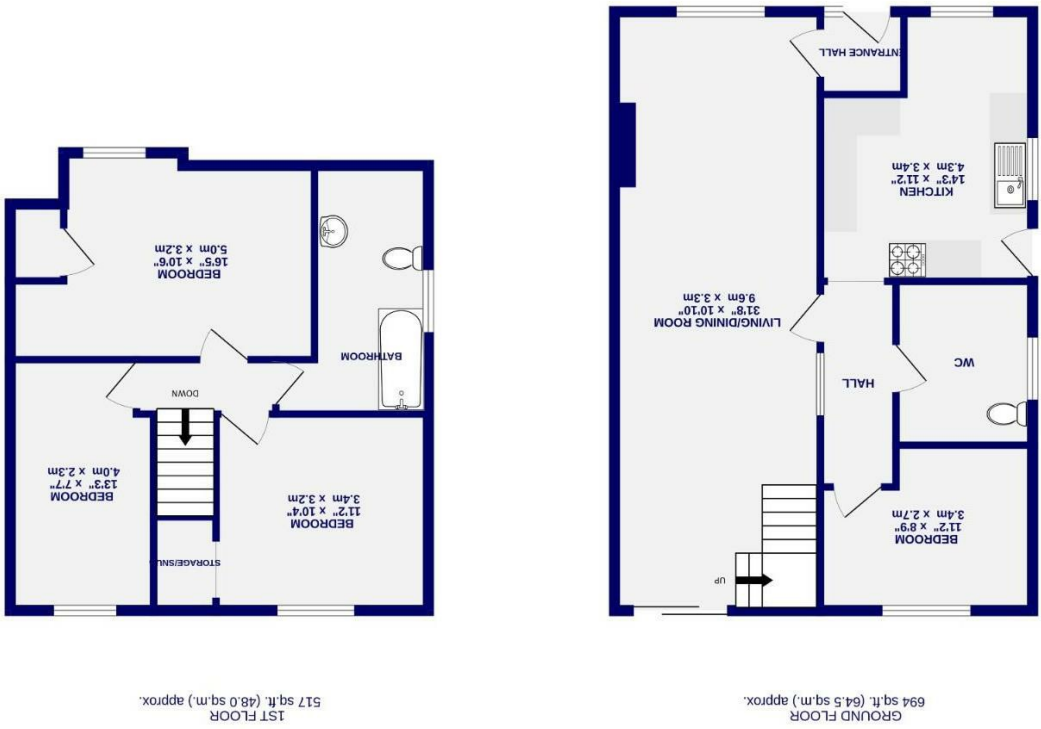


The Old Orchard Fulford, York YO10 4LT

Freehold
Council Tax Band - C

- Semi Detached House
- Four Bedrooms
- Three Piece Family Bathroom
- Updated In Part
- Generous Plot
- Garage & Driveway
- Popular Residential Area
- EPC C



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 only 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.

The Old Orchard
Fulford, York
YO10 4LT

£395,000

4 2

Tucked away on The Old Orchard, a peaceful cul-de-sac just off School Lane in Fulford, is this spacious and versatile four bedroom semi-detached home. Ideally located for access to York city centre, and within the catchment area for highly regarded local schools, this property will appeal to a wide range of buyers.

The property offers well-proportioned accommodation throughout. A welcoming entrance hall leads into the generous through lounge and dining room, a light-filled space with dual aspect windows and a recently installed wooden floor. An inner hallway provides access to the kitchen/breakfast room, which features a range of fitted units with space for a cooker, fridge/freezer, dishwasher, and washing machine.

Also to the ground floor is a spacious bedroom, along with a partially renovated, large bathroom - offering potential to suit a buyer's needs.

To the first floor are three updated bedrooms bedrooms, along with a recently renovated three-piece bathroom, finished to a high standard.

Externally, the property enjoys mature gardens to both front and rear. The front features a lawned area with a hedge boundary, alongside a driveway leading to a single garage with power. The rear garden is an attractive and private space, mainly laid to lawn, with established planting and a paved patio area ideal for outdoor seating.

With spacious living areas, flexible layout, and attractive gardens, this home is sure to generate interest. Early viewing is highly recommended.

Council Tax Band- C

