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- EPC D
- Ideal Family Home
- Popular Residential Area
- South Facing Rear Garden
- Driveway Parking & Garage
- W.C
- Two Bathrooms and Ground Floor
- Three Bedrooms
- Detached House

Freehold
Council Tax Band - D

Eller Lane Fulford, York YO19 4AN



TOTAL FLOOR AREA: 955 sq.ft. (88.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is included in the plan the purchaser will form part of the overall floor area and is responsible to make for any excess or deficiency. The 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 and do not guarantee as to their operation. Make with Misurex CODE8



Eller Lane
Fulford, York
YO19 4AN

£435,000

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Located in the popular residential area of Fulford, to the south of York, is this beautifully presented detached home offering three well-proportioned bedrooms and a generous south-west facing garden to the rear. Positioned within the sought-after Germany Beck development, close to the highly regarded Fulford Secondary School, the property also benefits from nearby local amenities and regular connections to York city centre. Given its location, presentation and outdoor space, this home is expected to attract strong interest.

Internally, the property opens into a welcoming entrance hall which provides access to a spacious living room positioned to the front, with windows to two aspects allowing natural light to flood the space. Across the hall is the fitted kitchen diner, offering a range of modern wall and base units complemented by stylish worktops and integrated appliances, with ample room for dining and everyday living.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from a modern three-piece en-suite shower room, while the remaining bedrooms are served by a contemporary house bathroom.

Externally, the property enjoys a generous south-west facing rear garden, ideal for enjoying sunlight throughout the day. The garden features patio seating areas and is enclosed by fenced boundaries, creating a private space. To the front is a further garden along with off-street parking, and a detached garage with a vaulted roof providing additional storage and power.

With its excellent presentation, desirable location and well balanced accommodation, this property is expected to be popular on the open market and early viewing is highly recommended.

