

- Freehold
Council Tax Band - B

1ST FLOOR (43.7 sq.m.) approx.

471 sq.ft. (43.7 sq.m.) approx.

Rooms and dimensions:

- BEDROOM: 12'11" x 13'6"
- BEDROOM: 12'11" x 8'5"
- BEDROOM: 9'10" x 7'5"
- BATHROOM: 10'5" x 7'1"
- KITCHEN: 8'5" x 7'1"
- LIVING ROOM: 13'1" x 12'11"
- DINING ROOM: 10'10" x 8'10"
- WC

Staircase: OWN



Crossfield Crescent
Fulford, York
YO19 4QJ

£300,000



A traditional three bedroom semi detached house occupying a particularly generous corner plot in the highly sought after Fulford area of York. Requiring modernisation throughout, the property offers two reception rooms, a driveway and garage, together with an exciting opportunity for a purchaser to update and potentially extend the existing accommodation, subject to the necessary consents. The property is also offered with no onward chain.

The property is entered through a welcoming hallway with stairs leading to the first floor. To the front is a spacious living room featuring a bay window. The separate dining room is positioned to the rear and benefits from windows to two sides, creating a bright dual aspect space, together with access to a useful storage cupboard.

A rear hallway leads into the kitchen, which requires modernisation and provides an opportunity for a purchaser to create a contemporary space suited to their own requirements. A separate ground floor WC completes the ground floor accommodation.

To the first floor are three well proportioned bedrooms, including a generous principal bedroom with fitted storage, together with a family bathroom.

Externally, the property occupies a substantial corner plot with extensive gardens extending across the front and side of the house. A driveway provides ample off street parking and continues towards a detached garage. There is also an enclosed garden immediately to the rear.

The size and shape of the plot may offer considerable potential to extend or reconfigure the house, subject to obtaining the necessary planning permission and building regulations approval.

Situated in the popular Fulford area, the property is well placed for local shops, schools and transport links, with York city centre, the University of York and the A64 all within easy reach.

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