





# Tilmire Close Fulford, York YO10 4NG

£415,000



Located in the ever-popular residential area of Fulford, to the south of York, this immaculately presented and thoughtfully extended three-bedroom semi-detached home offers ideal family living and is ready to move straight into. Falling within the catchment area for a range of highly regarded local schools, the property is perfectly positioned for families and professionals alike.

The accommodation begins with an inviting entrance hall leading through to the living room at the front of the property. This welcoming space benefits from a large bay window that allows natural light to flood in, showcasing features such as the wood-burning stove, hardwood flooring and a tasteful, contemporary colour scheme. To the rear is the impressive open-plan kitchen dining area, fitted with modern shaker-style wall and base units, complemented by black fixtures and fittings, and offering ample space for both dining and relaxed everyday living.

To the first floor, a spacious landing provides access to three generous double bedrooms. The principal bedroom enjoys the added luxury of a walk-in wardrobe, while the contemporary three-piece family bathroom serves the remaining bedrooms. Unusually, the second bedroom benefits from French doors opening onto a balcony, enjoying a pleasant southerly aspect.

Externally, the property continues to impress with a well-maintained rear garden featuring a combination of lawn and patio areas, ideal for outdoor entertaining. To the front, there is driveway parking for multiple vehicles leading to an integral garage.

With its excellent presentation, desirable location and family-friendly layout, this property is expected to be highly sought after, and early viewing is strongly recommended.

Council Tax Band C





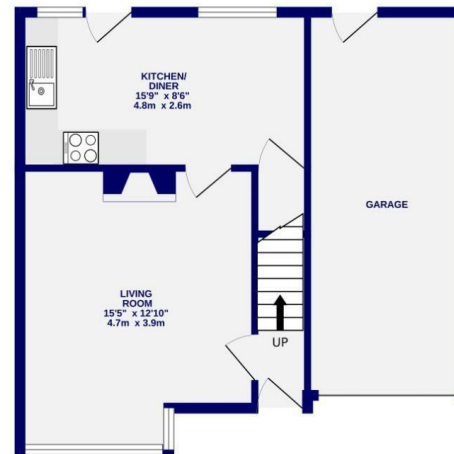


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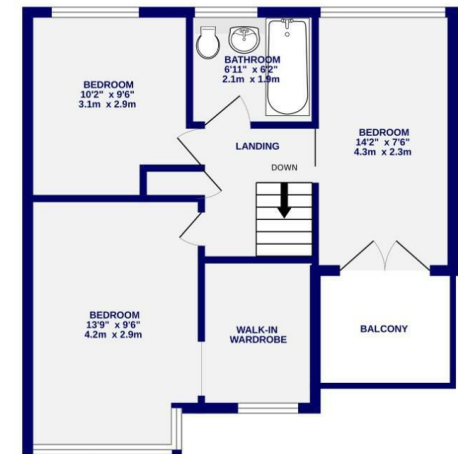
Freehold  
Council Tax Band - C

- Semi Detached House
- Extended
- Three Bedrooms
- Popular Residential Area
- Balcony
- Driveway & Garage
- Kitchen Diner
- EPC D

GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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