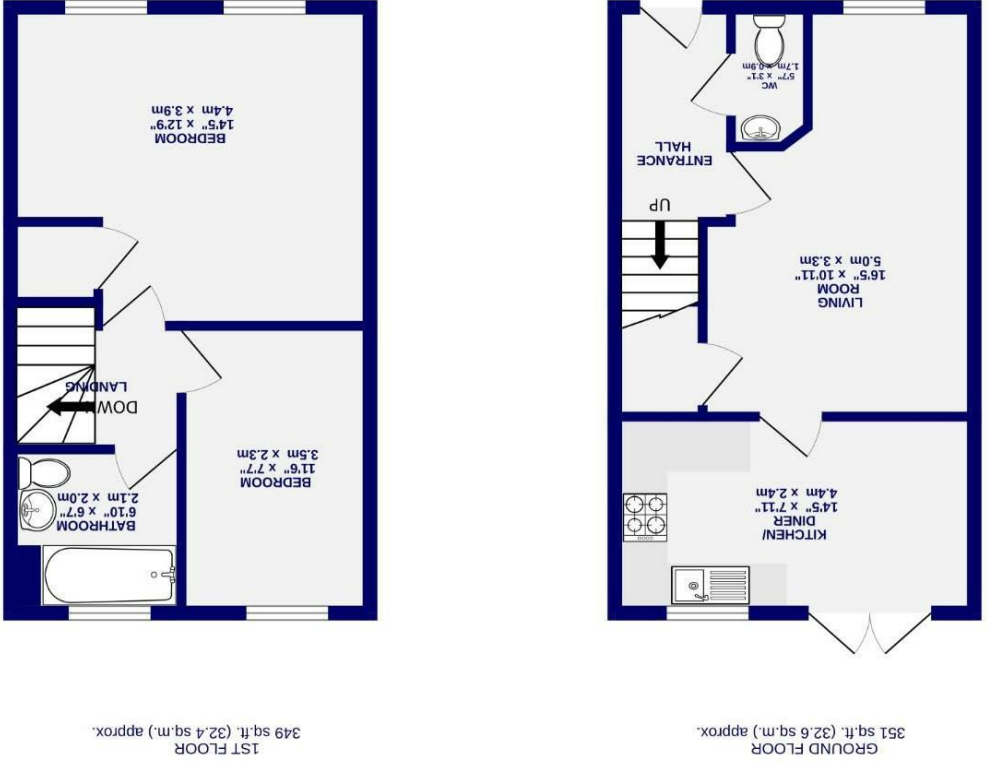


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Eller Lane
Fulford, York
YO19 4AN
Freehold
Council Tax Band - B

- Stylish Two Bedroom Semi Detached Home
- Sought After Germany Beck Location
- Lovely Open Green Outlook
- Two Double Bedrooms With Wardrobes
- Modern Kitchen With Wooden Worktops
- French Doors To South Facing Garden
- Cul De Sac Position
- Ideal First Time Buyer Home
- Driveway Parking & Ev Charge Point
- EPC B



TOTAL FLOOR AREA : 700 sq ft (65.1 sq m) approx.
 Measurements shown have not been made and no guarantee is given as to their accuracy. Measurements 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.



Eller Lane
Fulford, York
YO19 4AN

£280,000



Ashtons Estate Agents are delighted to present this immaculately presented two-bedroom semi-detached home, situated within the sought-after Germany Beck development in Fulford. Ideal for first-time buyers, the property is well placed for easy access to York city centre and the outer ring road. The home also falls within the catchment for the highly regarded Fulford School, with local amenities close by on Fulford Main Street and within the development itself.

Tucked away in a pleasant cul-de-sac position, the property enjoys lovely views to both the front and rear, creating a wonderful sense of space and providing a peaceful green backdrop.

Upon entering, a welcoming entrance hallway leads into the comfortable living room, a bright and inviting space to relax. From here, access leads through to the modern kitchen diner, fitted with sleek white wall and base units, wooden worktops and wood-effect flooring, along with a range of integrated appliances, ample storage and plenty of space to dine and entertain. French patio doors open out to the rear garden. A convenient cloakroom with WC and wash hand basin completes the ground floor.

To the first floor are two generous double bedrooms, The Primary is set to the front of the home with large floor to ceiling window with open views, along with a modern three-piece house bathroom with contemporary tiling and a white suite.

Externally, the rear garden has been thoughtfully landscaped for easy maintenance, with a seating area designed to capture the sunshine, creating a lovely space to relax or entertain.

To the front is a driveway for one vehicle with a EV charge point, additional visitors parking is available within the development.

A viewing is highly recommended to fully appreciate the excellent location, stylish presentation and attractive green outlook.

£113 a year to Persimmon for the estate

