



Danum Road
Fulford, York
YO10 4LD

£350,000



Located in the popular residential area of Fulford, to the south of York and within the catchment for the highly regarded Fulford Secondary School, this well-presented three-bedroom semi-detached home offers spacious accommodation and excellent potential for future enhancement. Recently redecorated throughout and occupying a generous plot, the property also provides scope for further extension, subject to the necessary planning permissions, making it an ideal and versatile family home.

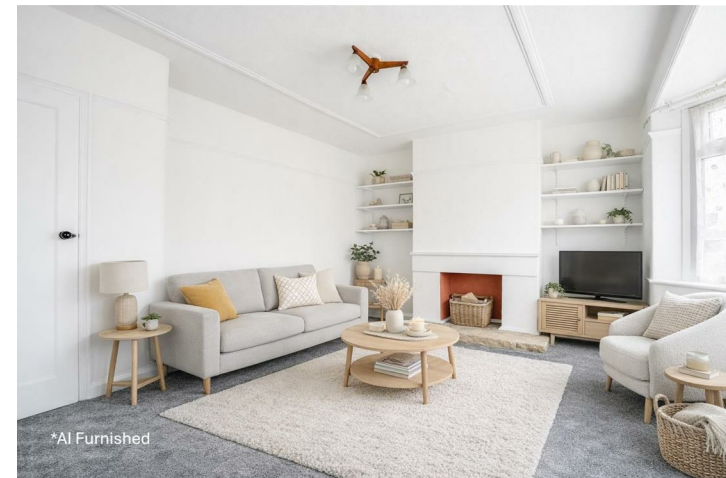
Internally, the property opens into an entrance hall which leads through to a bright and welcoming reception room at the front of the house. Featuring a large bay window, this space enjoys an abundance of natural light and offers plenty of room for a range of furniture. To the rear of the property is the fitted kitchen, which comprises a range of wall and base units providing ample storage and worktop space. The kitchen also benefits from some integrated appliances, with additional space available for freestanding white goods, along with two useful deep storage cupboards. A convenient ground floor W.C. is accessed from the entrance hall.

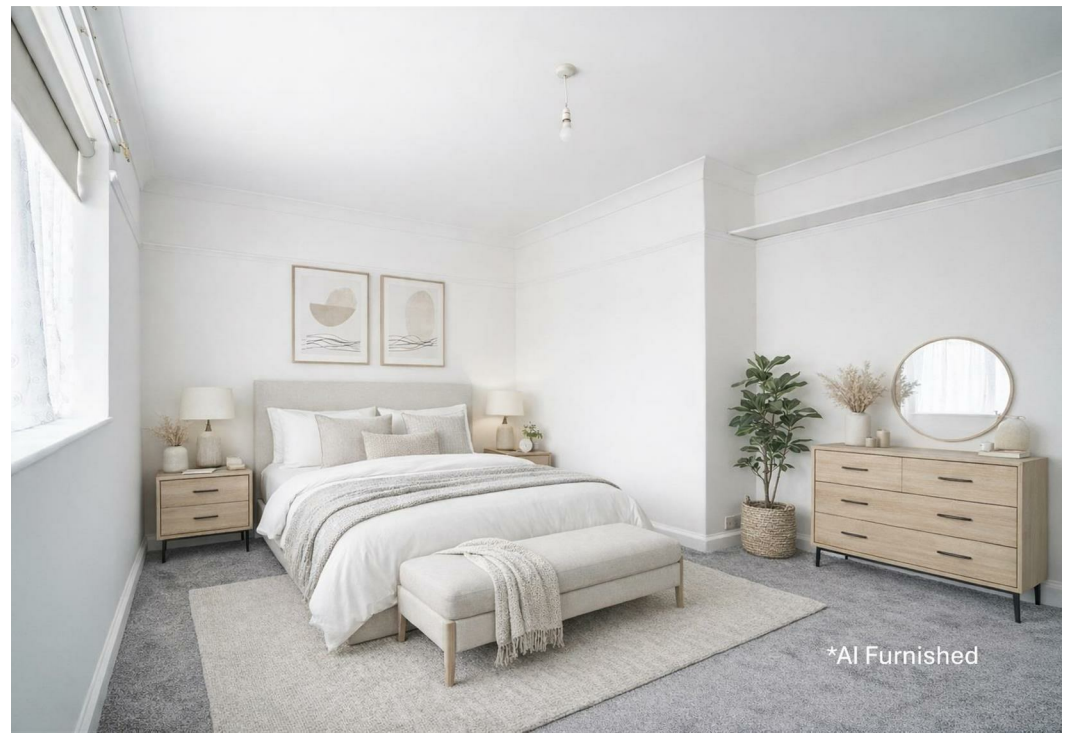
To the first floor are three well-proportioned bedrooms, all of which have been recently redecorated, along with a three-piece family bathroom.

Externally, the property benefits from driveway parking for one vehicle, along with additional space on the apron for further parking, and a garage set back from the house. To the rear is a generous and charming garden, offering excellent space for outdoor enjoyment, as well as clear potential for further landscaping or extension if desired. The garden also enjoys a good degree of privacy, thanks to the position of neighbouring properties.

Offered with no onward chain and located in one of York's most desirable residential areas, early viewing is highly recommended.

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*



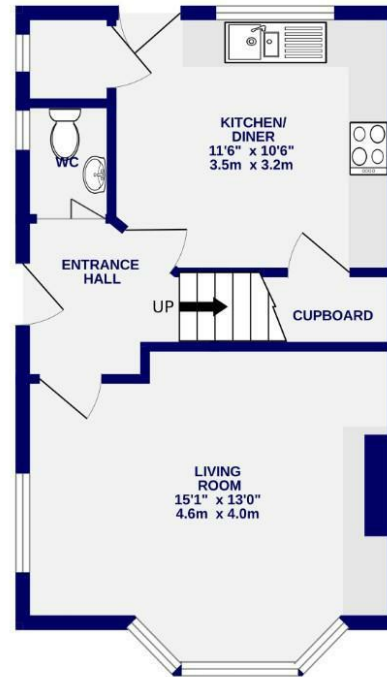


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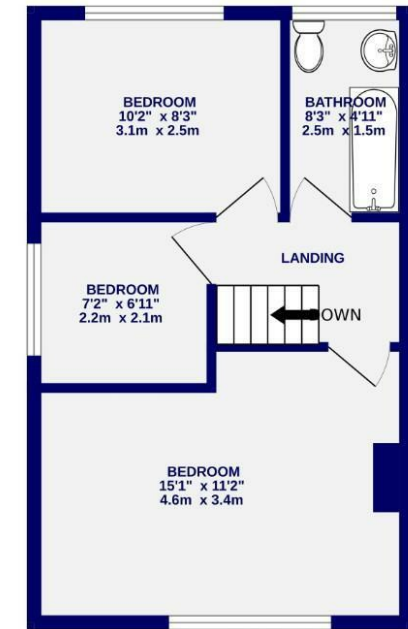
Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Sought After Family Area
- Generous Garden
- Garage & Driveway
- Potential For Extension (STPP)
- No Onward Chain
- EPC C

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This 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 tested and no guarantee as to their operability.
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