



Fordlands Crescent Fulford, York YO19 4QQ

£210,000



Located in the ever-popular residential area of Fulford, just to the south of York, this substantial property presents a fantastic opportunity for buyers looking to create a first or family home. Enjoying a generous plot with a desirable south-facing garden, it offers excellent scope for updating and renovation to suit individual tastes.

The ground floor opens with an entrance hall leading through to a spacious living room positioned at the rear, where large windows frame views of the garden. Adjacent sits the kitchen, fitted with a range of wall and base units providing plenty of storage and worktop space, with a secondary hall and useful storage area beyond. A convenient WC completes the accommodation on this level.

To the first floor, there are two well-proportioned double bedrooms, both featuring fireplaces, along with a four-piece family bathroom.

Externally, the property enjoys driveway parking to the front, a detached garage, a front garden and a generous south-facing rear garden laid mainly to lawn with patio areas ideal for outdoor seating.

Offered with no onward chain, this is an excellent opportunity in a sought-after location, and early viewing is highly recommended.

Council Tax Band B
EPC D



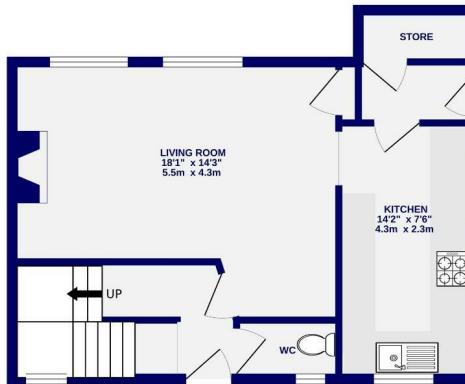


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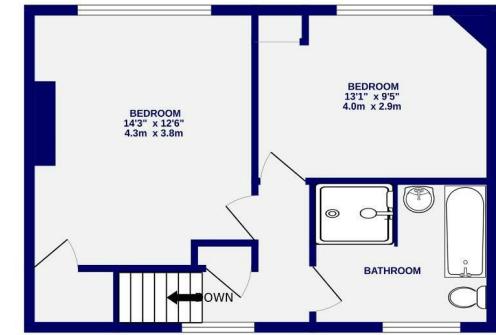
Freehold
Council Tax Band - B

- Semi Detached House
- Two Bedrooms
- First Floor Bathroom & Ground Floor W.C
- Driveway & Garage
- Popular Residential Area
- South Facing Rear Garden
- No Onward Chain
- EPC TBC

GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 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/stores 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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