





# 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





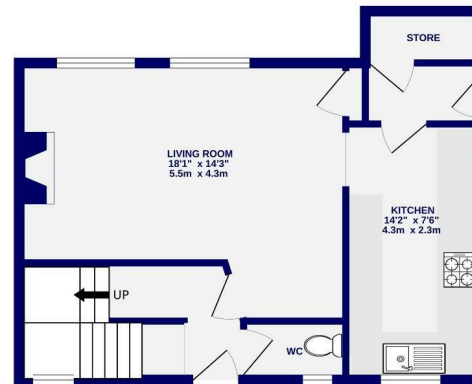


# Fordlands Crescent Fulford, York YO19 4QQ

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.

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