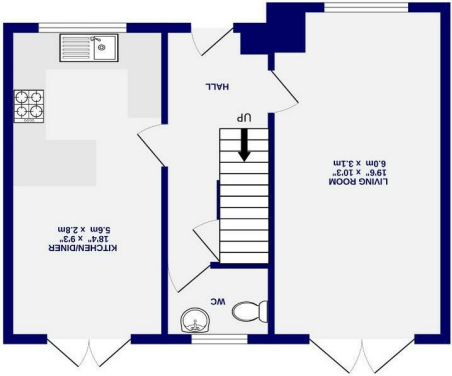


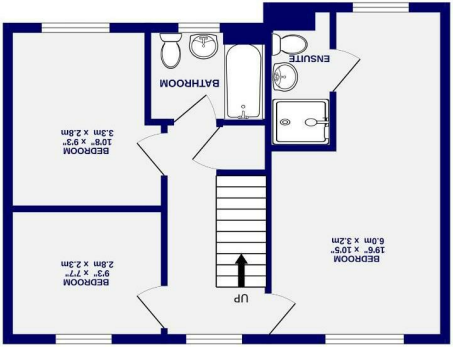
Eller Lane
Fulford, York
YO19 4AN

Freehold
Council Tax Band - D

- Detached House
- Three Bedrooms
- Two Bathrooms and Ground Floor W.C
- Driveway Parking & Garage
- South Facing Rear Garden
- Popular Residential Area
- Ideal Family Home
- EPC D



GROUND FLOOR (44.3 sq.m.) approx.



1ST FLOOR (44.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is included in the plan the purchaser will form part of the overall floor area and is not intended to be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the and appliances shown have not been tested and no guarantee as to their operation.

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.

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£435,000

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Located in the popular residential area of Fulford, to the south of York, is this beautifully presented detached home offering three well-proportioned bedrooms and a generous south-west facing garden to the rear. Positioned within the sought-after Germany Beck development, close to the highly regarded Fulford Secondary School, the property also benefits from nearby local amenities and regular connections to York city centre. Given its location, presentation and outdoor space, this home is expected to attract strong interest.

Internally, the property opens into a welcoming entrance hall which provides access to a spacious living room positioned to the front, with windows to two aspects allowing natural light to flood the space. Across the hall is the fitted kitchen diner, offering a range of modern wall and base units complemented by stylish worktops and integrated appliances, with ample room for dining and everyday living.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from a modern three-piece en-suite shower room, while the remaining bedrooms are served by a contemporary house bathroom.

Externally, the property enjoys a generous south-west facing rear garden, ideal for enjoying sunlight throughout the day. The garden features patio seating areas and is enclosed by fenced boundaries, creating a private space. To the front is a further garden along with off-street parking, and a detached garage with a vaulted roof providing additional storage and power.

With its excellent presentation, desirable location and well balanced accommodation, this property is expected to be popular on the open market and early viewing is highly recommended.

