



Naburn Lane  
Fulford, York  
YO19 4RL

£350,000

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Situated in this sought-after residential area to the south of York city centre, with scenic riverside walks close by, is this well-presented three-bedroom townhouse. Enjoyed by the same family for many years, the property has been maintained to a high standard throughout and offers versatile accommodation, a generous plot, and the rare benefit of a substantial triple garage to the rear. Available with no onward chain, it is an excellent opportunity for first-time buyers or families alike, particularly given its proximity to respected local secondary schools.

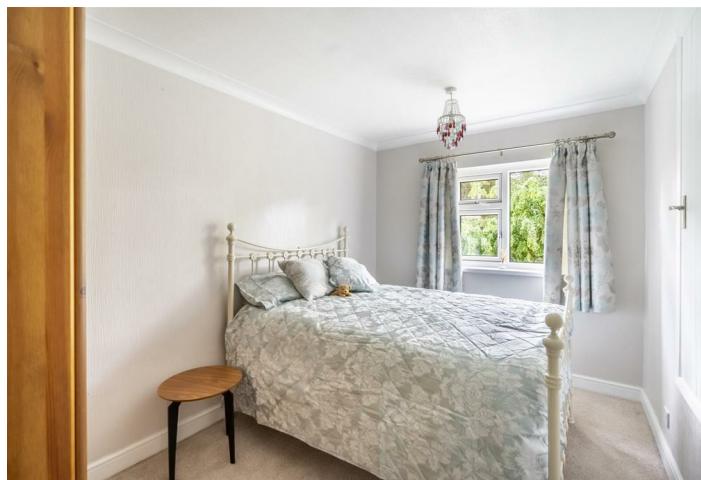
The accommodation begins with an entrance hall leading to the extended reception space. The front section forms a welcoming living room complete with feature fireplace, while the rear extension provides a spacious dining area with French doors opening directly onto the garden. The fitted kitchen is arranged with a range of modern wall and base units, providing ample storage and worktop space alongside a selection of integrated appliances.

Upstairs, a generous landing gives access to three well-proportioned bedrooms, with the principal bedroom benefitting from built-in storage. Completing the internal layout is a bathroom and separate WC.

Externally, the property enjoys a west-facing rear garden, mainly laid to lawn with neat patio areas ideal for outdoor dining, along with established flowerbeds. The garden is fully enclosed with fenced boundaries, and at the far end stands the impressive triple garage, which has power connected and offers excellent potential for additional parking, storage, or even conversion into a home office or studio, subject to the necessary consents. Finally, the property also benefits from some shared land to the very rear - please ask the office for more information.

With no onward chain, viewing is highly recommended to fully appreciate the space and potential this home offers.

Council Tax Band B





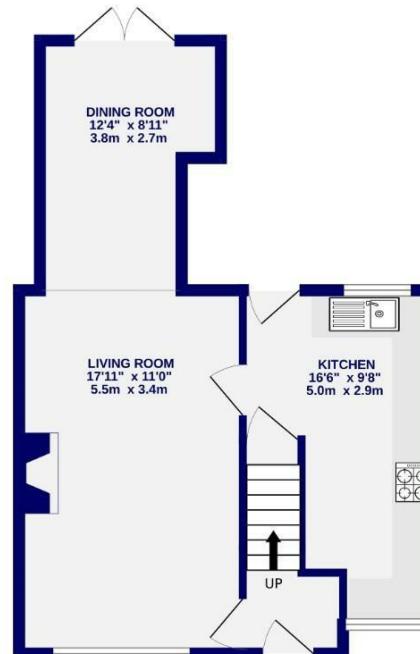
# Naburn Lane Fulford, York YO19 4RL

Freehold  
Council Tax Band - B

- Mid Townhouse
- Three Bedrooms
- Extension To Rear
- Triple Garage To Rear
- West Facing Garden
- Popular Residential Area
- No Onward Chain
- EPC TBC

GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the measurements of rooms and any other items are approximate. If included in the plan the garage/garage block 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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