

Ashtons

Lesley Avenue, Fulford, York, YO10 4JR

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Fulford, York
YO10 4JR

£380,000

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Situated in a convenient residential location close to Fulford and Fishergate, this recently renovated property is well placed for a range of local amenities, including the nearby shops at Broadway, with further shopping and leisure facilities available along Fulford Road. St Oswald's Primary School and Fulford School are both within easy reach, while the University of York, York city centre and railway station are also readily accessible.

The accommodation opens into an entrance hallway leading through to a spacious lounge, featuring a large uPVC window and log burning stove. The living space flows naturally into the extended dining kitchen, creating a generous and sociable arrangement for everyday living and entertaining.

The dining area has patio doors opening onto the rear courtyard, while the kitchen is a particular highlight, beautifully appointed with contemporary white cabinetry, integrated appliances and a substantial central island with inset hob. A striking roof lantern floods the space with natural light, further enhancing this impressive kitchen and dining area.

An additional reception room, accessed from both the kitchen and hallway, provides useful flexibility and could be utilised as a home office, utility room or further sitting space.

To the first floor are three bedrooms, including two generous doubles, with fitted wardrobes to the front bedroom. The accommodation is completed by a modern bathroom comprising a white three piece suite and shower over the bath.

Externally, the property benefits from a driveway providing off street parking for two vehicles, alongside a small lawned front garden. To the rear is an enclosed courtyard style garden, providing a pleasant space for outdoor dining and entertaining.

Combining extended living space, a beautifully appointed contemporary kitchen and versatile additional accommodation, this property offers a practical layout with plenty to appeal to a range of buyers. Early viewing is highly recommended.

















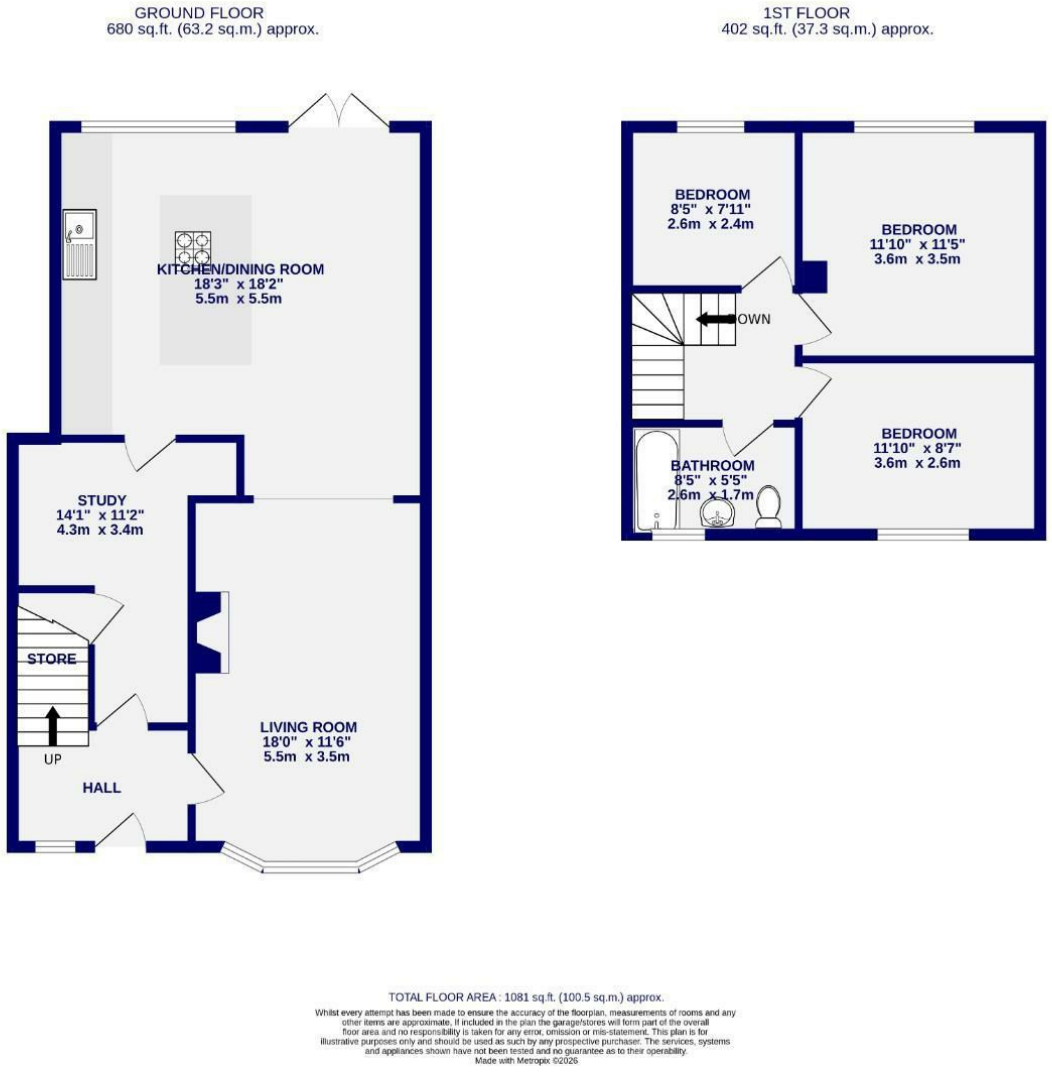




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Freehold
Council Tax Band - B

- Three Bedroom Mid Terrace
- Open Plan Living
- Contemporary Kitchen With Island
- Two Generous Double Bedrooms
- Extended Ground Floor
- Driveway Parking For Two
- Popular Fulford Location
- EPC TBC



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