



Danum Road
York
YO10 4LE

£330,000



Ashtons Estate Agents are delighted to present this three-bedroom semi-detached home, offered for sale with no onward chain and ideally positioned in the ever-popular residential area of Fulford. This is a fantastic opportunity for first-time buyers looking to take their first step onto the property ladder, with generous living space, a good-sized rear garden and exciting potential to improve and extend, subject to the necessary planning permissions. Fulford is particularly well regarded for its range of local amenities, reputable schools and convenient access to York city centre, making this a highly desirable location for a variety of buyers.

The property is entered via a welcoming entrance hall, leading through to the spacious living room. A large bay window draws in plenty of natural light, whilst the feature fireplace provides an attractive focal point and creates a lovely setting in which to relax. To the rear, the breakfast kitchen offers a practical arrangement for everyday living, and access towards the utility area and the rear garden. A useful ground floor WC adds further convenience.

Upstairs, there are two well-proportioned double bedrooms, together with a third bedroom which could equally serve as a nursery, dressing room or home office. The family bathroom is fitted with a two-piece suite.

Externally the property enjoys a front garden and a driveway providing ample off-street parking. The good-sized rear garden enjoys a south-westerly aspect, offering a lovely space to relax and entertain.

Well maintained over the years, this is a home that offers an excellent starting point for buyers looking to personalise a property and make it their own. There is also scope to explore extending the existing footprint, as neighbouring properties have done, subject to the necessary planning permissions. With its sought-after Fulford location, generous plot, practical layout and the added benefit of no onward chain, this is a wonderful opportunity.





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Freehold
Council Tax Band - C

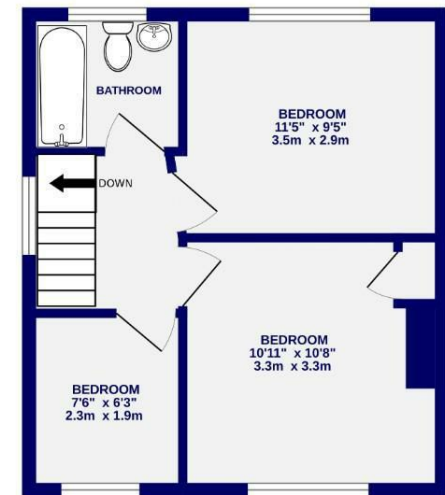
- Semi Detached Home
- Three Bedrooms
- No Onward Chain
- Sought-After Fulford Location
- Spacious Bay-Fronted Living Room
- Breakfast Kitchen And Utility Room
- Ground Floor WC
- Driveway Parking And Rear Garden
- Potential To Extend STPP
- EPC C

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GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.3 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/storeroom 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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