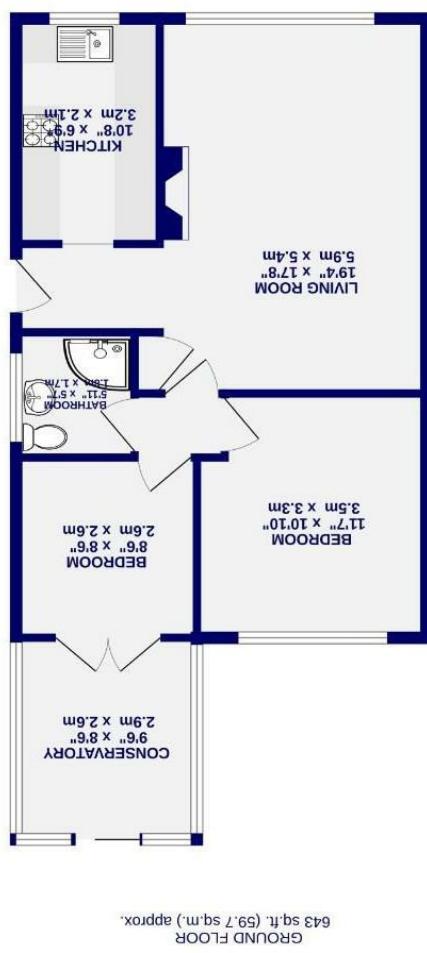


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 measurements contained in these particulars, floor plans or distances, applications, fixtures and fittings by themselves do not satisfy the warranty given by the vendor. 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 by insinuation or otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances, applications, fixtures and fittings by themselves or by otherwise in these particulars nor enter into any contract relating to the property on behalf of the vendor.

Area with Measure Code
Building dimensions given are net areas and do not include any porches, stairs or any other areas. Gross internal floor area is measured to the nearest 0.1m.
Rooms and other areas are measured to the nearest 0.1m. Areas are measured to the nearest 0.1m.
This property is not measured in accordance with the Royal Institution of Chartered Surveyors' Code of Measuring Practice. The vendor is not a member of the Royal Institution of Chartered Surveyors.

TOTAL FLOOR AREA: 643 sq ft (59.7 sq m), approx.



Heath Moor Drive, Fulford, York, YO10 4NQ

Freehold Council Tax Band - C

Semi Detached Bungalow

Two Bedrooms

Conservatory

Detached Garage

Driveway Parking

No Onward Chain

EPC TBA



Heath Moor Drive
Fulford, York
YO10 4NQ

£280,000

 2  1

Located in the popular residential area of Fulford, to the south of York, this semi-detached bungalow offers a wealth of potential for extension and development (subject to any relevant planning permissions). Whether as a first home or a retirement property, it presents an excellent opportunity. Fulford is a highly sought-after area, offering a range of local amenities, including shops and eateries, as well as regular bus connections to York City Centre and the York Designer Outlet.

Internally, the property features an entrance hall leading into the living room, positioned at the front. A large window allows natural light to flood the space, offering pleasant views. Adjacent to this is the fitted kitchen, which provides a range of wall and base units for ample storage.

To the rear of the property are two well-proportioned bedrooms, with bedroom two offering access to the conservatory. A three-piece shower room completes the internal accommodation.

Situated on a spacious plot, the property benefits from a south-facing rear garden enclosed by fence boundaries. Additionally, there is a detached garage set back from the property, providing extra parking or storage. The front of the property features another garden area, with a driveway running down the side for further parking.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- C

