



Moorland Road
Fulford, York
YO10 4HF

£775,000



This period semi detached house has been transformed into a generous and beautifully finished family home thanks to a double storey side extension, a full loft conversion and a rear kitchen dining and office extension, all completed to a very high standard. The result is a house that feels balanced, spacious and thoughtfully designed for modern living, set on one of Fulford's most sought after streets.

The front sitting room retains its bay window and original charm, while the rear of the house opens into a large, bright living space created by the kitchen dining extension. The kitchen is fitted with smart cabinetry, integrated appliances and a central island, with bifold doors that draw the garden into the room. The ground floor also includes a separate office created as part of the extension, along with a utility room and shower room. Underfloor heating runs throughout this level for an even warmth.

The double storey side extension has allowed for three well sized double bedrooms on the first floor, each with its own ensuite. The principal bedroom features a luxurious bathroom with both a freestanding bath and a walk in shower. The loft extension provides a further double bedroom with its own ensuite, together with a walk in storage room.

Outside, a block paved driveway offers comfortable parking and leads to a useful store with an electronic roller door. The rear garden is enclosed and easy to maintain, with a patio area that works well for sitting out or entertaining. A superbly extended and updated home in a location that remains as popular as ever.

Council Tax Band - D

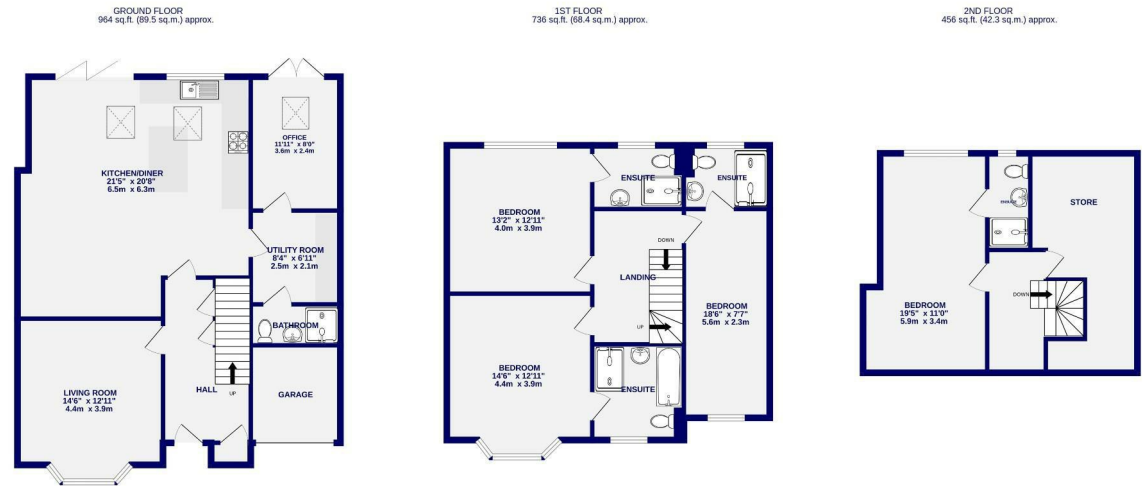




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Freehold
Council Tax Band - D

- Extended Semi Detached House
- Double Storey Side Extension
- Loft Extension
- Kitchen Dining Room Extension
- 4/5 Bedroom House
- Driveway And Garage
- Beautifully Modernised
- EPC C



TOTAL FLOOR AREA : 2155 sq.ft. (200.2 sq.m.) approx.

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