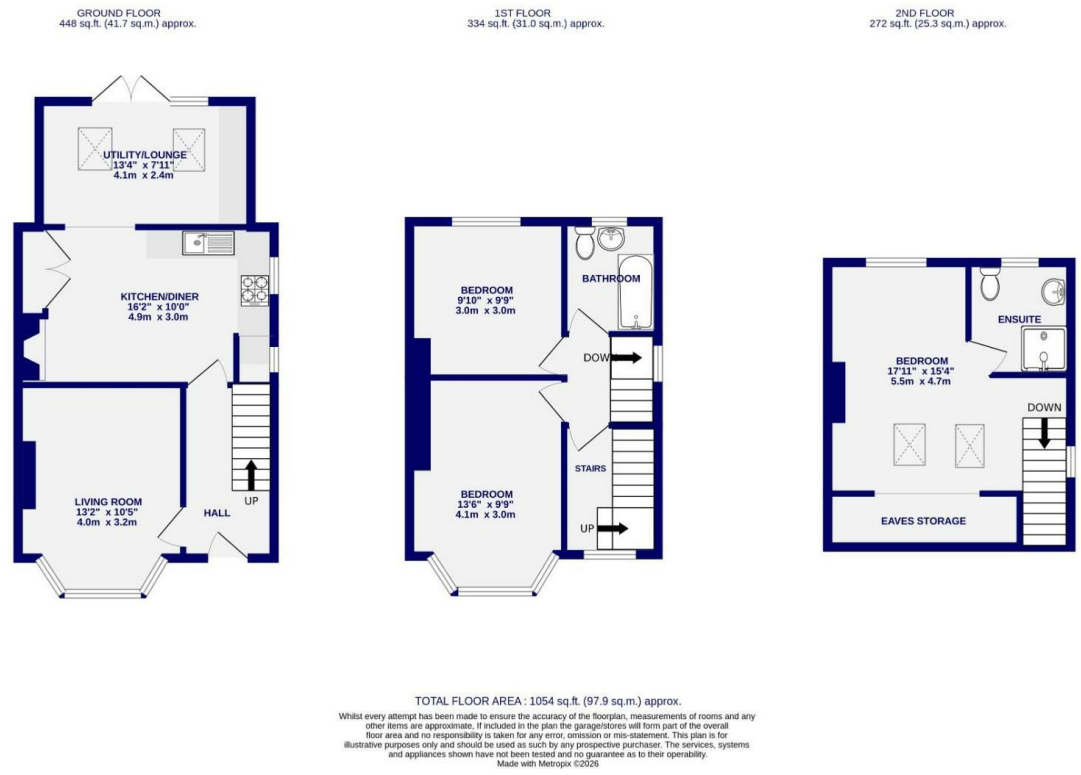


Grants Avenue
Fulford, York
YO10 4HZ

Freehold
Council Tax Band - C

- Three-Bedroom Semi-Detached House
- Spacious Light-Filled Living & Dining Space
- Loft Bedroom With Ensuite
- Studio, Workshop & Off-Street Parking
- Three Double Bedrooms
- Generous East-Facing Rear Garden
- EPC TBC



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YO10 4HZ

£425,000

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A characterful three-bedroom semi-detached home, ideally positioned in the highly regarded Fulford area of York, close to a wealth of local amenities, well-regarded schools, green spaces and excellent transport links. Offering generous and versatile accommodation, excellent outside space and further potential to make it your own, this is a home that combines character with superb flexibility for modern family living.

Approached via a forecourt providing off-street parking, the welcoming entrance hall leads through to a bright and spacious living room, with high ceilings, bay window and a characterful cast iron fireplace. The accommodation flows naturally into the kitchen and dining space, with original fitted cupboards, wooden flooring and a brick fireplace with log burner.

To the rear, a useful utility/living space benefits from a Velux window and patio doors opening onto the garden, creating a lovely additional space for everyday family life and entertaining.

The first floor provides two double bedrooms, both benefiting from the property's lovely high ceilings and light, airy feel, alongside a well-appointed family bathroom with three-piece suite and shower over the bath. The converted loft provides a wonderfully bright and versatile third bedroom, with dormer extension, Velux windows, eaves storage and a modern ensuite shower room.

Outside, the good-sized east-facing garden combines lawn and patio areas, with a useful workshop and separate music room/studio positioned at the far end.

With its excellent proportions, abundance of natural light and appealing character features, this is a home offering considerable flexibility and scope for a new owner to further modernise and add their own stamp.

A spacious and characterful Fulford home with excellent versatility and a wonderful combination of living space, garden and additional workspace. An early viewing is highly recommended.







