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# Fulford Road, York

£650,000

**HUNTERS**<sup>®</sup>  
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Set in the highly sought-after Fulford area of York, this well-presented Victorian townhouse offers spacious accommodation across three floors, combining original features with practical modern updates. The location provides excellent access to York city centre, local amenities and respected schools.

The entrance hall retains its original stained glass, cornicing and corbels, and leads into a generous living room with bay window, shutters and a cast-iron fireplace. An adjoining sitting room, also with a cast-iron fireplace, connects to the kitchen/breakfast room, which features bespoke units, integrated appliances, skylights and French doors to the courtyard garden. A utility room completes the ground floor.

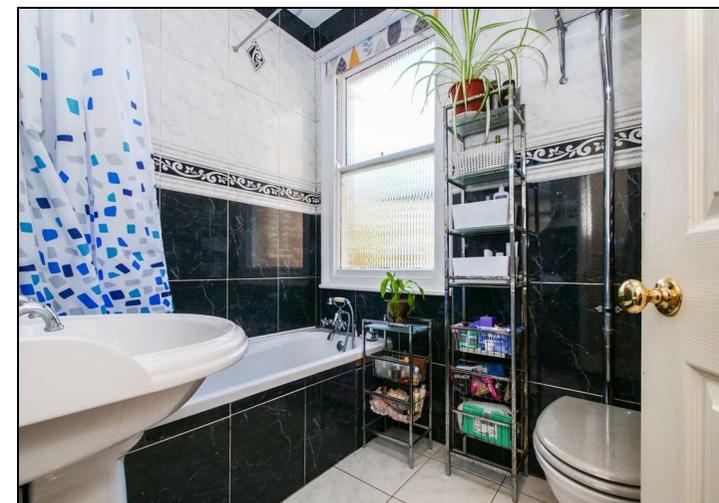
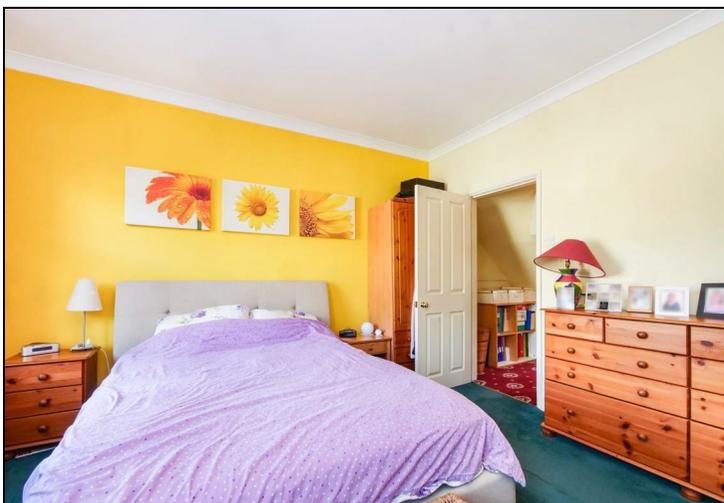
The first floor offers three well-proportioned bedrooms and a family bathroom with a modern white suite and mains shower. The second floor provides a spacious fourth bedroom with skylight, rear window and eaves storage.

Externally, the property includes a walled forecourt garden with wrought-iron railings and established wisteria. The rear courtyard garden features a lawn, paved patio and a brick store with power and lighting. A single garage, located off Grange Garth, also benefits from power and lighting.

This is a well-maintained and conveniently located period home in one of York's most desirable residential areas.

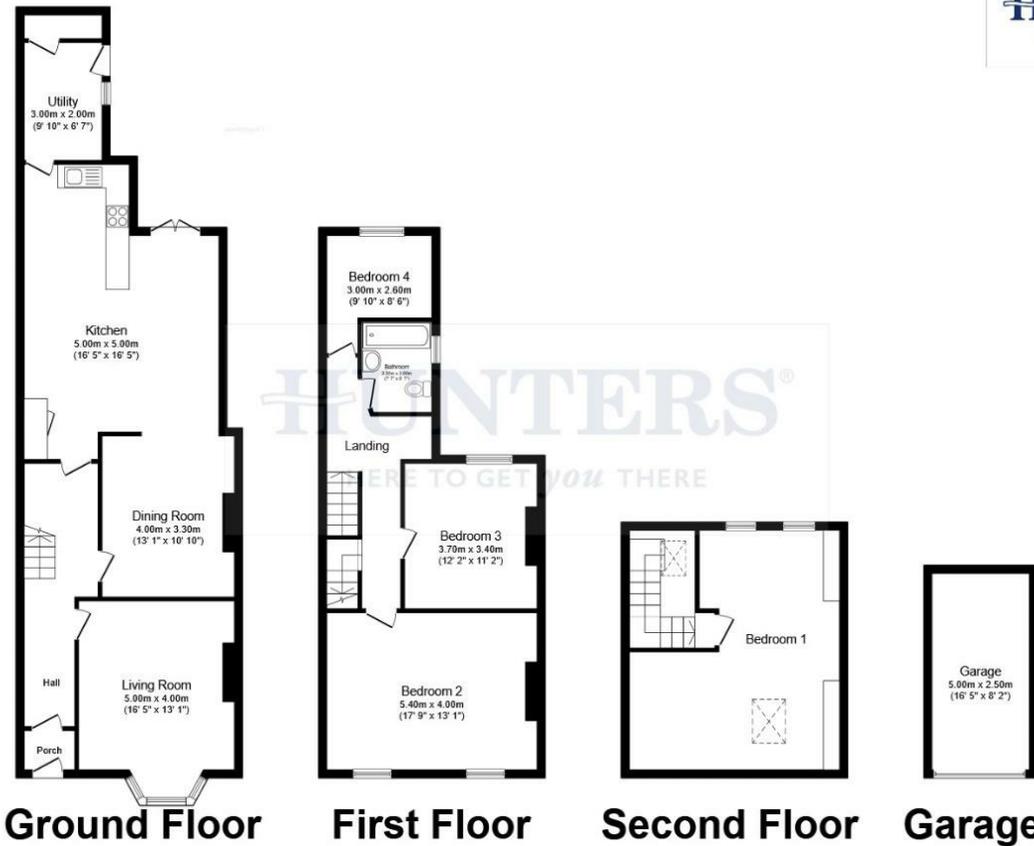
## KEY FEATURES

- Victorian Townhouse
- Extended Kitchen Diner
  - Period Features
    - Garage
- Private West-Facing Garden
- Council Tax Band D



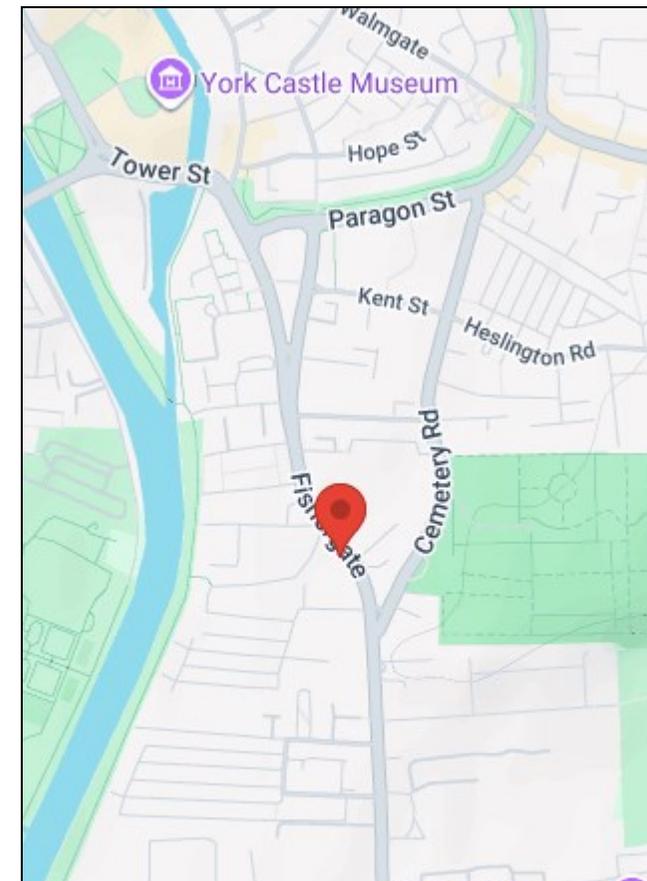






Total floor area 188.2 sq.m. (2,025 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
60	76
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026  
york@hunters.com | www.hunters.com



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