



Eller Lane, York, YO19 4AN

- Four Bedroom Detached Home
- Modern Development
- Fulford School Catchment
- Beautifully Presented Throughout
- Garage & Off-Street Parking
- Council Tax Band E

£500,000



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DESCRIPTION

A beautifully presented four-bedroom detached family home, situated within a modern development in the sought after Fulford. Offering spacious and versatile accommodation, an attractive rear garden, driveway parking and a detached garage, the property is ideally suited to families looking for a home that is ready to move straight into.

The ground floor is arranged around a welcoming entrance hall and offers an excellent amount of living space. There is a comfortable living room, together with a separate dining room which could equally work well as a home office or playroom. To the rear, the impressive kitchen/diner provides a superb everyday family and entertaining space, with a contemporary fitted kitchen, ample room for dining and doors opening directly onto the garden. A useful utility room and separate ground floor W.C. complete the accommodation on this level.

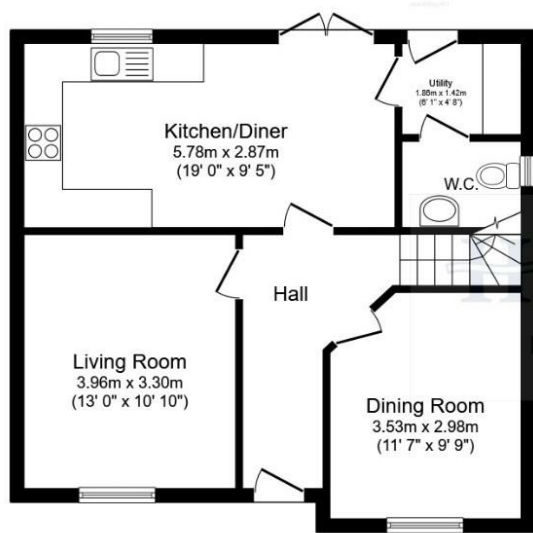
To the first floor are four bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms provide excellent flexibility for family life, guests or home working, while the accommodation is completed by a modern family bathroom.

Externally, the property enjoys an attractive enclosed rear garden with both lawned and paved seating areas, providing plenty of space for relaxing and entertaining. To the front is off-street parking together with a detached garage.

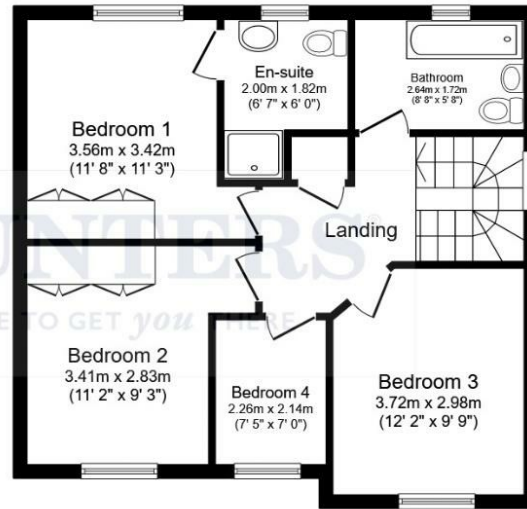
The property is particularly well placed for families, falling within the Fulford School catchment area, while also offering excellent access to the A64, York city centre and surrounding road networks. Combining a modern setting, beautifully presented accommodation and excellent transport links, this is a superb family home that is likely to appeal to a wide range of buyers.



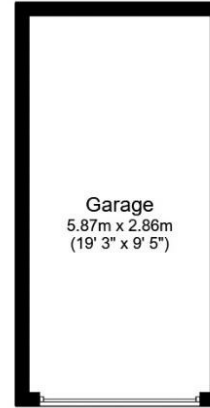




Ground Floor



First Floor



Garage

Total floor area 126.7 m² (1,364 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 propertybox.io

Viewings

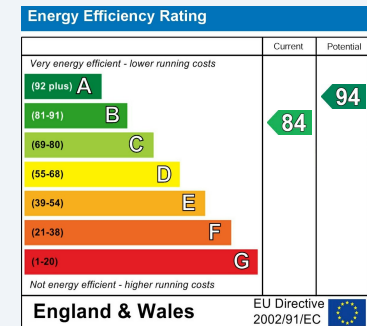
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.