Broadway, Fulford, York, YO10 4JZ

- Sought-After Fulford Location
- Stunning Open-Plan Kitchen/Diner
- Extended Family Home
- Fulford School Catchment Area
- Beautifully Presented Throughout
- Council Tax Band C

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HERE TO GET *you* THERE

Asking Price £425,000

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DESCRIPTION

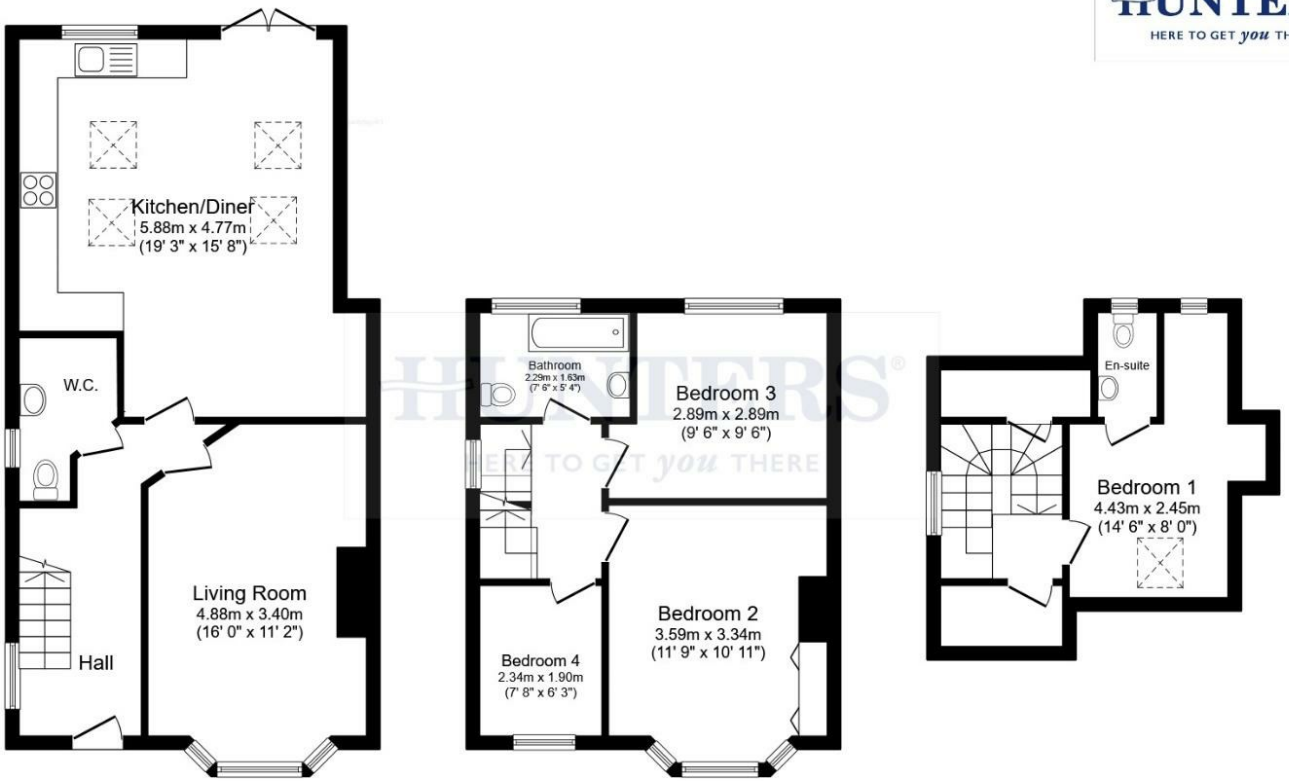
A beautifully presented and extended semi-detached home in the highly sought-after area of Fulford, offering spacious and versatile accommodation arranged over three floors. Situated within the catchment for the highly regarded Fulford School, this superb family home combines modern living with a generous rear garden — and now benefits from an energy-efficient heat pump, a valuable advantage given rising gas prices.

The property is entered via a welcoming entrance hall leading into a bright and attractive living room featuring a bay window and a stylish wood-burning stove, creating a warm and inviting focal point. To the rear, a substantial extension has created a stunning open-plan kitchen and dining space, flooded with natural light from multiple roof lanterns and enjoying direct access to the garden via French doors. A useful ground floor WC completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom fitted with a modern white suite. The second floor has been converted to provide a spacious principal bedroom with separate WC and basin, offering a private retreat away from the rest of the house.

Externally, the property enjoys a front garden with off-street parking and a side access pathway leading to the rear. The enclosed rear garden has been thoughtfully landscaped to include a generous paved seating area, raised planting beds and a timber shed, creating an excellent outdoor space for relaxing, entertaining and gardening enthusiasts.

Fulford remains one of York’s most desirable residential locations, offering excellent access to York city centre, the A19 and A64, riverside walks, local shops, cafés and well-regarded schools. This is a fantastic opportunity to acquire a beautifully maintained family home in a highly convenient and sought-after setting — now enhanced by the long-term efficiency and running-cost benefits of a modern heat pump.



Ground Floor **First Floor** **Second Floor**

Total floor area 109.4 m² (1,177 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

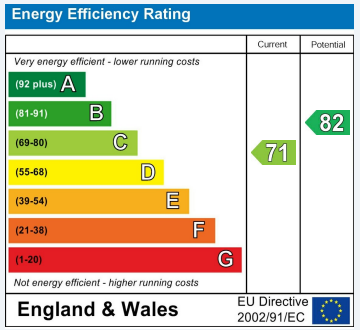
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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