







Eller Lane, York, YO19 4AN

- Four Bedroom Detached Home
- Modern Development
- Detached Garage & Off-Street Parking
- Council Tax Band E
- Immaculately Presented Throughout
- Flexible Family Living with Two Reception Rooms
- Fulford School Catchment

£500,000

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DESCRIPTION

A beautifully appointed four-bedroom detached family residence, nestled within a contemporary development in the highly desirable area of Fulford. Boasting generous and adaptable living accommodation, a delightful rear garden, driveway parking and a detached garage, this superb home is perfectly suited to families seeking a property that is ready to enjoy from day one.

The ground floor is centred around an inviting entrance hall and offers an impressive array of living space. A stylish and comfortable sitting room provides the perfect place to unwind, complemented by a separate dining room that could equally serve as a home office, playroom or additional reception room. To the rear, the outstanding kitchen/dining room creates a wonderful hub of the home, featuring a modern fitted kitchen, plentiful space for family dining and entertaining, and doors opening directly onto the garden. A practical utility room and a convenient ground floor cloakroom complete the accommodation.

To the first floor are four well-proportioned bedrooms, including a spacious principal suite benefitting from its own en-suite shower room. The remaining bedrooms offer excellent versatility for growing families, visiting guests or those working from home, whilst a contemporary family bathroom serves the rest of the accommodation.

Externally, the property enjoys a beautifully maintained enclosed rear garden, incorporating both lawned and paved seating areas to create the ideal setting for outdoor relaxation and entertaining. To the front, there is ample off-street parking alongside a detached garage.

Particularly appealing to families, the property falls within the highly regarded Fulford School catchment area and offers convenient access to the A64, York city centre and surrounding transport links. Combining modern family living, immaculately presented accommodation and an excellent location, this exceptional home is sure to attract strong interest from a broad spectrum of buyers







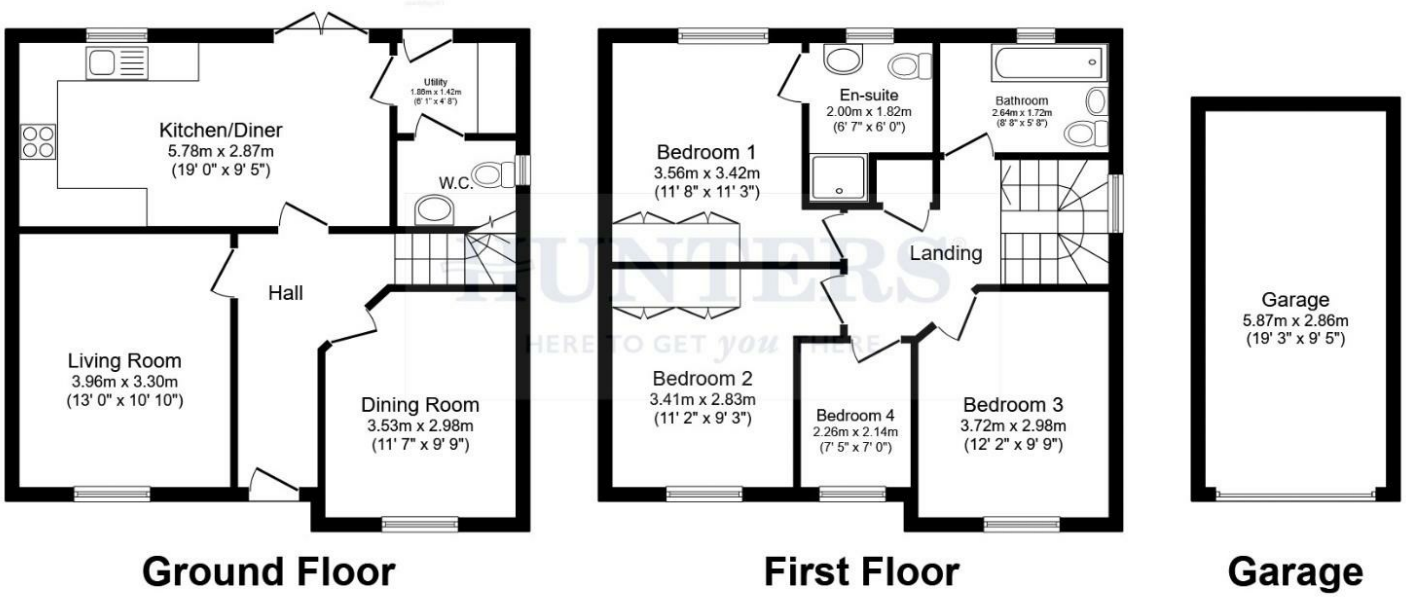












Total floor area 126.7 m² (1,364 sq.ft.) approx

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

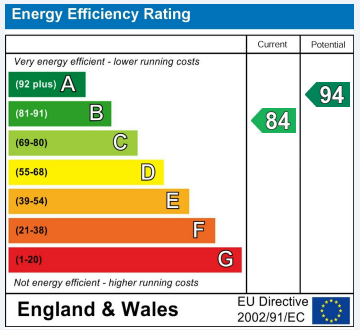
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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