



Danesmead Close, York, YO10 4QU

- Hugely Popular Cul-De-Sac In Fulford
- Beautifully Looked After And Partially Extended
- Private and Quiet Location
- Council Tax Band D
- Three Bed Detached Home
- Detached Garage And Store Plus Driveway Parking
- Close To Riverside Walks, Local Amenities And York City Centre

Offers Over £550,000

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DESCRIPTION

A spacious and beautifully maintained three-bedroom family home, brought to the market for the first time in over 30 years and set within a hugely popular cul-de-sac in the sought-after Fulford School catchment. Partially extended by the current owners the property offers generous accommodation, a private rear garden, detached garage and off-street parking for multiple vehicles.

The ground floor includes a bright front-facing living room, a well-appointed kitchen diner with direct garden access via a side boot room and ground floor W.C. A large lounge extension with log burner provides excellent additional living space with double french doors opening to the private garden.

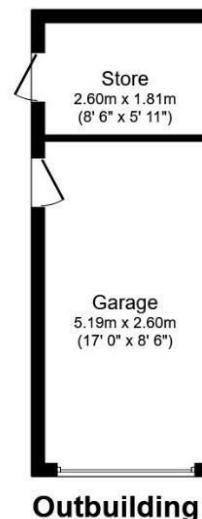
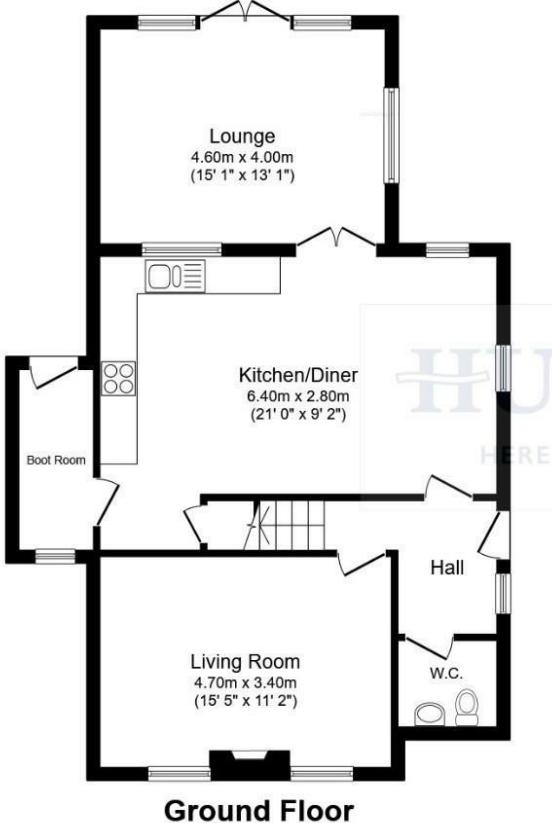
Upstairs, there are three double bedrooms, two with en-suite facilities, along with a well-equipped family bathroom. Owing to a previous layout, the property also offers strong potential to be reconfigured into a four-bedroom, three-bathroom home.

Outside, the property enjoys a private rear garden ideal for outdoor dining or family use, together with a detached garage, store and driveway parking.

Danesmead Close is a quiet and highly regarded cul-de-sac, perfectly placed for Fulford School, riverside walks, the University of York and local amenities. York city centre and the A64 are also easily accessible, making this an excellent opportunity in one of the area's most desirable residential locations.







Total floor area 159.2 sq.m. (1,714 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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.