



156 FULFORD ROAD, YORK
£925,000

Carter Jonas

156 FULFORD ROAD, YORK YO10 4DA

156 Fulford Road is an elegant and stylish townhouse occupying a prominent position within this popular part of York. A fusion of old and new, the property has been very thoughtfully decorated throughout using tasteful colours and natural materials.

The accommodation is presented over four floors: the ground floor providing a mix of formal reception rooms showcasing original fireplaces and a contemporary kitchen with breakfast bar, leading through to a utility and cloakroom area. To the first floor, the opulent drawing room features delicate coving and plenty of natural light thanks to the generous sash windows, alongside 2 double bedrooms and a modern family bathroom. The second floor comprises 3 further bedrooms, served by a shower room.

In recent years the lower ground floor has been converted to a self-contained one bedroom apartment, currently generating income through holiday lets, but equally well-suited for use as a granny/nanny annex.

In addition to the significant accommodation, the house benefits from private parking for several cars and a very generous south-west facing walled garden, with planted borders and seating areas.

Fulford retains a strong village identity with pretty riverside walks into the city centre and via the Millennium Bridge to Rowntree Park and Bishopthorpe Road. It benefits from a wide range of local amenities and lies within the catchment area of Fulford School, rated outstanding by Ofsted. It also offers easy access to the University, the railway station and to the A64 and wider road network for travel further afield.

TENURE Freehold

EPC BAND D

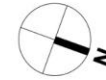
A SIGNIFICANT VICTORIAN TOWNHOUSE WITH A SELF-CONTAINED APARTMENT, DRIVEWAY PARKING AND GENEROUS WALLED GARDEN.







Approximate Area = 315 sq m / 3391 sq ft
Including Limited Use Area (4.1 sq m / 44 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 277646

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data