



**PAVILION ROW, MAIN STREET, FULFORD**  
£575,000

**Carter Jonas**

# PAVILION ROW, MAIN STREET, YO10 4LJ

A beautifully presented 4 bedroom town house with a south facing courtyard and secure parking, situated in the popular suburb of Fulford, close to York.

Pavilion Row is a fine example of a modern townhouse built in the traditional style, boasting a prominent position within this prime location.

Arranged over three floors, this elegant property offers well-designed living spaces to suit modern lifestyles. The ground floor comprises an inviting entrance hall, a convenient WC, a study, a spacious kitchen/breakfast room, a utility room, and a delightful garden room, seamlessly blending indoor and outdoor living spaces.

Ascending to the first floor, you'll find the luxurious main bedroom suite, complete with an en-suite bathroom, and a versatile living room or potential fifth bedroom, providing flexibility to accommodate your family's needs. The second floor offers three additional well-proportioned bedrooms and a family bathroom, ensuring ample space for everyone.

Externally, this beautiful townhouse welcomes you with an inviting courtyard, while the secure gated parking area to the rear offers peace of mind and convenience.

Fulford is an extremely popular suburb, situated less than a mile South from York city centre, offering a wealth of local amenities. The area is renowned for its excellent secondary school and proximity to the university, making it a favoured choice among commuter families, with the outer ring road/A64 providing easy access.

With its impressive blend of traditional elegance and modern comforts, coupled with an enviable location in the heart of Fulford, Pavilion Row presents an exceptional opportunity for those seeking a truly desirable family home in one of York's most sought-after neighbourhoods.

**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

**EPC BAND B COUNCIL TAX BAND F**

A BEAUTIFULLY PRESENTED 4 BEDROOM TOWN HOUSE WITH A SOUTH FACING COURTYARD AND SECURE PARKING, SITUATED IN THE POPULAR SUBURB OF FULFORD, CLOSE TO YORK.





Classification L2 - Business Data

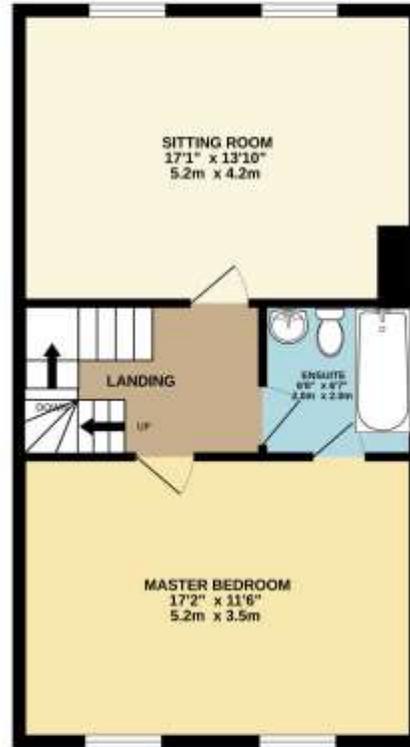


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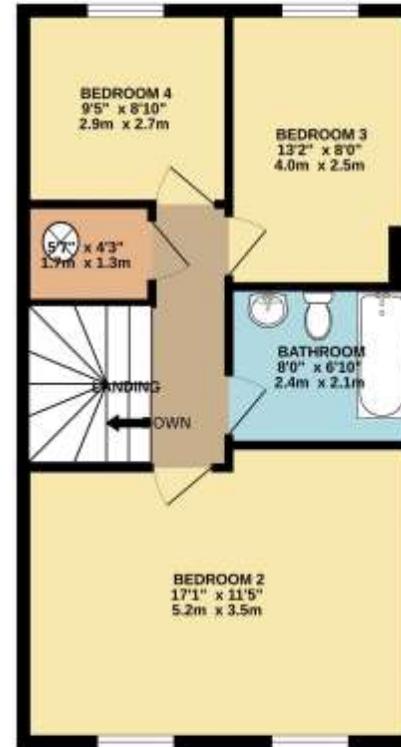
GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.7 sq.m.) approx.

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