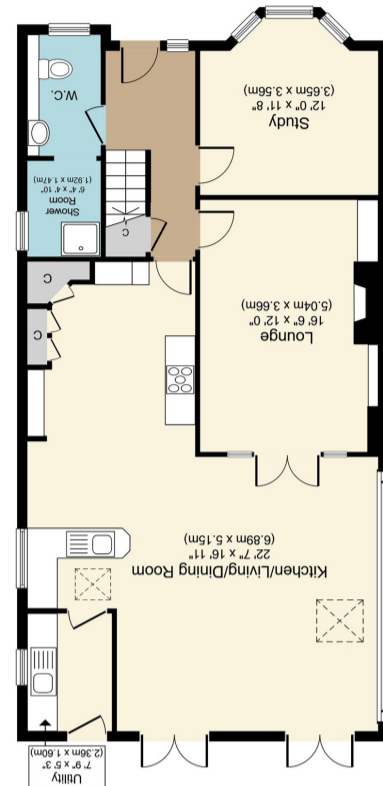


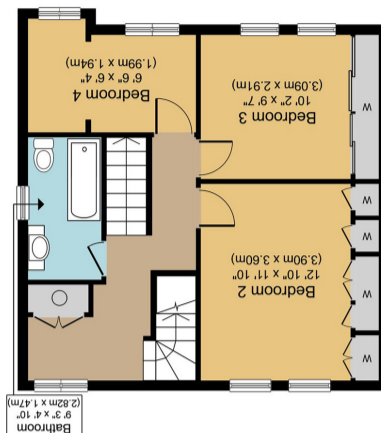
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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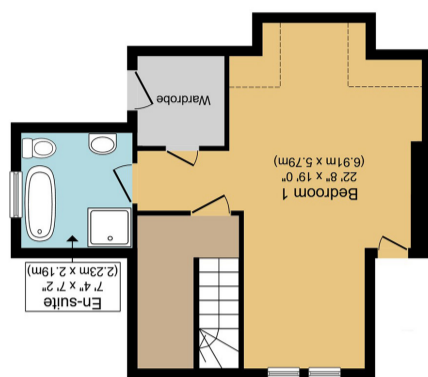
Ground Floor
Approximate Floor Area
1,050 sq. ft.
(97.5 sq. m.)



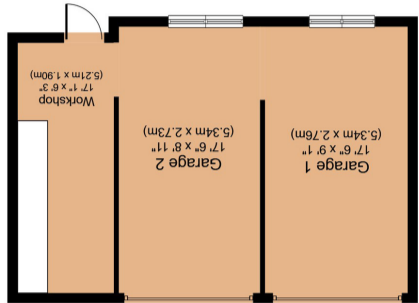
First Floor
Approximate Floor Area
528 sq. ft.
(49.1 sq. m.)



Second Floor
Approximate Floor Area
426 sq. ft.
(39.6 sq. m.)



Outbuilding
Approximate Floor Area
442 sq. ft.
(41.1 sq. m.)



Barmby Avenue, Fulford, York YO10 4HX

Redmove are proud to bring to market this immaculate and skilfully extended semi detached family home situated in the highly desirable area of Fulford. The property has been lovingly updated by the current owners and truly deserves to be viewed to fully appreciate the size and standard of accommodation on offer. Briefly comprising, bright entrance hall with under stair storage, a reception room to the front of the house with bay window which is currently used as a study, spacious lounge with fire, an impressive kitchen / living / dining space is at the heart of the home with additional utility and a ground floor shower room with w/c.

To the first floor are three good sized bedrooms, two of which benefit from fitted wardrobes, and a three piece house bathroom. The principle suite is located on the third floor and boasts a modern four piece ensuite bathroom and large wardrobe.

Externally the property benefits from a block paved driveway with a hedged border and electric car charger to the front. To the rear is a well maintained generous garden complete with laid lawn, mature borders and two patio areas, perfect for entertaining. Nestled at the rear of the garden is the detached double garage with workshop.

Located within easy reach of York city centre, great schools, York university and road links, we feel this property is likely to be of high interest levels and so early viewing is highly recommended.

- Skilfully Extended
- Large Semi Detached Home
- Five Bedrooms
- Generous Gardens
- Driveway
- Local Amenities nearby
- Desirable Location

Travelling from Fulford on Heslington Lane. Go straight ahead at the mini roundabout onto Broadway turn third right into Barmby Avenue. The property can be seen on the right hand side of the road. Please note that there is not a for sale board at this property.

Fulford offers a range of local shopping facilities and village public houses plus a regular bus service into York City Centre. There is access to the A64 which in turn leads onto the motorway network. There is a local Primary School and the secondary school being the popular Fulford School.

