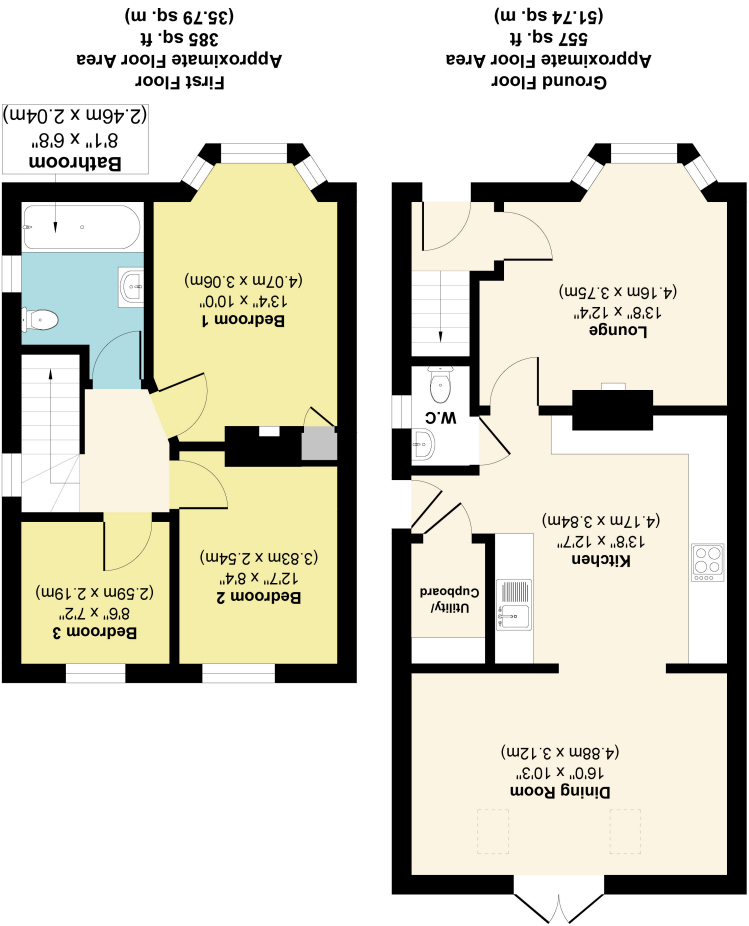


Illustration for identification purposes only, measurements approximate, not to scale.
Copyrighted and Produced by MS Property Marketing.



Approx. Gross Internal Floor Area 942 sq. ft / 87.53 sq. m



15 Cemetery Road, York YO10 5AF

Nestled just a short stroll from York’s ancient city walls, this delightful three-bedroom semi-detached home is now ready for its new owners to move in and enjoy.

A welcoming entrance which leads into a cosy living room with a bay window, which seamlessly opens into a large and bright versatile open-plan kitchen with stylish units and dining area which is flooded with natural light. With the added bonus of a second sitting area which leads directly out to a beautifully landscaped, low-maintenance rear garden with raised flower beds —perfect for alfresco dining or quiet relaxation. On the ground floor you’ll also find a handy utility room and a convenient downstairs W/C. The property also benefits from underfloor heating downstairs and in the bathroom. Outside to the front of the property the garden is landscaped and there is a private driveway to the rear of the property secured by an electric fence/gate which provides ample parking and side access for added convenience and peace of mind. Upstairs, three generously sized bedrooms offer plenty of space for family, guests, or a home office, along with a modern family bathroom. Ready to move into and ideally situated close to Fulford’s local shops, well regarded schools, and transport links, this home combines contemporary comfort with the rich heritage of historic York. Early viewings are strongly advised to appreciate everything on offer.

- Three Bedrooms
- Private rear Driveway
- Close to City centre
- Ready to Move In
- Separate Living Room
- Downstairs W/C
- Open Plan Living / Dining / Kitchen
- Low Maintenance Gardens
- Desirable Location
- Underfloor Heating

Travelling into York from the A64 along Fulford Road turning right at the fork on the right hand side continuing on the A19 and travelling along Cemetery Road, the property is on the right hand side just after the turning into St Anne's Court and can be identified by our For Sale sign.

Great location for access to the City Centre by foot, commuter routes and plenty of local amenities nearby for your convenience. This is also an ideal location for the University and local Schools.

