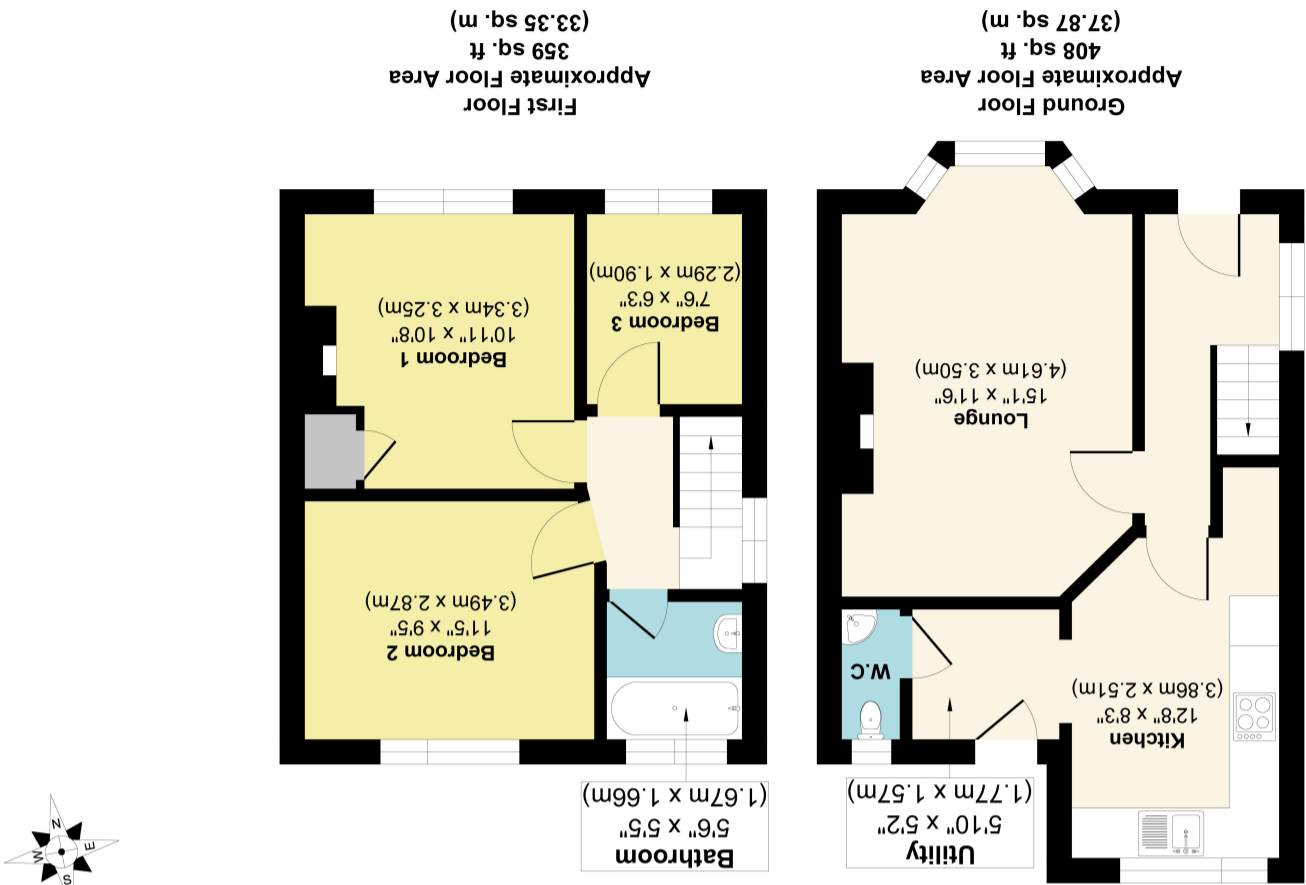


Illustration for identification purposes only, measurements approximate, not to scale.
Copyrighted and Produced by MS Property Marketing.



Approx. Gross Internal Floor Area 767 sq. ft / 71.22 sq. m



40 Danum Road, York YO10 4LE

A rare opportunity and in an enviable location with no onward chain, is this spacious semi detached house located in the sought after area of Fulford. The property features an inviting entrance hall, a large living room with bright bay window and feature fireplace, a well equipped dining kitchen, a ground floor w/c, and a recently installed boiler in the utility area. On the first floor, you'll find two good sized double bedrooms, along with a third bedroom or study, and a two piece bathroom. Externally, the property boasts a front garden and a large driveway for ample off street parking plus a low maintenance south west facing rear garden with a shed for extra storage. This home has been well maintained over the years and is now ready for new owners to move in and personalise. With excellent potential for improvement and even extension (subject to planning permission). Early viewing is highly recommended to fully appreciate the space and potential this wonderful home has to offer.

- No Onward Chain
- Three Bedrooms
- Ground Floor W/C
- Large Living Room
- Dining Kitchen
- Driveway
- Good Sized Rear Garden
- Potential to Extend STPP
- Desirable Location
- Local Amenities Nearby

Travelling from Fulford on Heslington Lane. Go straight ahead at the mini roundabout onto Broadway turn left on to The Link. Turn right and the property can be seen on the left hand side of the road and can be identified by our for sale board.

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.

