



17 Heslington Lane
York, YO10 4HN
Guide Price £575,000



NO ONWARD CHAIN – TUCKED AWAY PERIOD
DETACHED HOUSE WITHIN FULFORD SCHOOL
CATCHMENT – GARDEN STUDIO

A fabulous opportunity to purchase this impressive, three bedroom detached house with driveway and garden, just off Heslington Lane, Fulford. Within York's ring road and close to desirable schools and amenities this unique opportunity to purchase this characterful property it sure to appeal to a range of buyers. Updated and maintained to a very good standard throughout, and benefitting from double glazing and gas central heating it fully comprises; entrance porch and hallway, WC/cloaks, shaker kitchen, dining room, lounge with French doors to courtyard, conservatory, good sized utility room, first floor galleried landing, three first floor bedrooms (two double and one single), and three-piece house bathroom suite. To the outside is a driveway providing off street parking and the potential for electric car charging, gated lawned garden with timber study/studio and separate wrap-around courtyard garden, with mature trees and shrubbery. A traditional brick-built wall around the perimeter provides climbing plants to flourish whilst giving the house ample privacy. Viewings to view this charming house are strictly by appointment, please call Churchills Estate Agents today!

Entrance Porch

Composite entrance door, carpet, door to rear.

WC/Cloaks

Low-level WC, wash hand basin, opaque window to rear. Oak flooring.

Entrance Hallway

Double panelled radiator, oak flooring, carpeted stairs to first floor, under stairs cupboard.

Lounge

12'5" x 10'5" (3.81m x 3.18m)

French doors to courtyard, double panelled radiator, fitted shelving, oak flooring, TV point, power points.

Kitchen

12'9" x 8'1" (3.89m x 2.47m)

Double glazed bay window to side, shaker wall and base units with oak countertop, double electric oven and gas hob, space and plumbing for appliances, spotlights, power points, opening to;

Dining Room

12'7" x 10'9" (3.86m x 3.28m)

Log burner with surround, double panelled radiator, double doors to conservatory, fitted storage, oak flooring, power points.





Conservatory

Timber framed double glazing, French doors to courtyard, oak flooring, power points.

Utility Room

Wall and base units, stainless steel sink and draining board with mixer tap, space and plumbing for appliances, window to rear, vinyl flooring, power points,

First Floor Landing

Galleried landing, slide sash window to rear, ceiling rose, power points, carpet.

Bedroom 1

12'2" x 10'9" (3.72m x 3.30m)

Double glazed slide sash window to front, double panelled radiator, oak flooring, power points,

Bedroom 2

11'1" x 10'9" (3.38m x 3.28m)

Double glazed slide sash window to rear, double panelled radiator, oak flooring, power points.

Bedroom 3

8'8" x 8'1" (2.66m x 2.47m)

Double glazed slide sash window to side, fitted storage, radiator, oak flooring, power points.

Bathroom

UPVC double glazed window to rear, wash hand basin, low-level WC, panelled bath with mains shower over, tiled walls, tiled flooring, towel radiator, recessed spotlights, extractor.

Outside

Front driveway, wrap around courtyard garden with brick boundary wall, gated lawned garden with mature trees and borders

External Studio/Study

Double doors, power and lighting.

Agents Notes

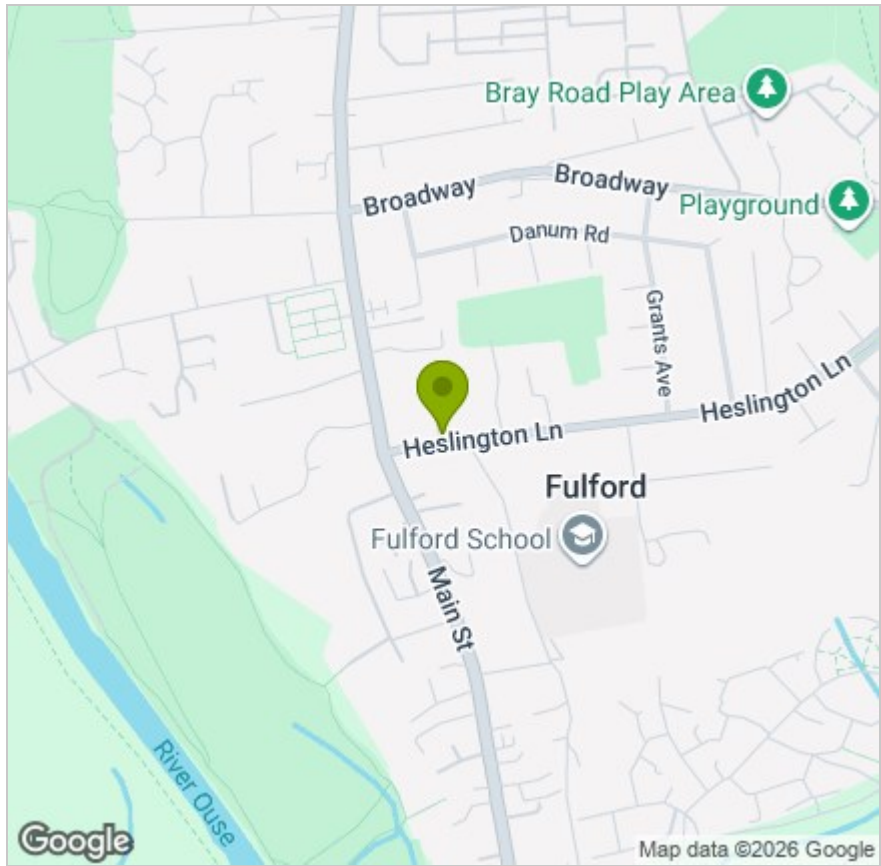
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



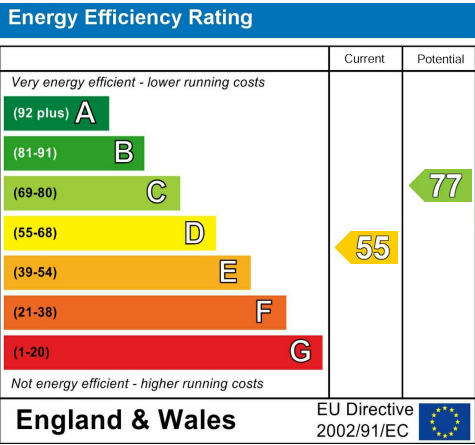
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.