

## CHERRY WOOD CRESCENT, FULFORD, YORK YO19

£275,000 freehold

3 bedroom semi detached house for sale

LINLEY &  
SIMPSON



- **Semi-Detached Property**
- **Lounge and Dining Kitchen**
- **Generous Rear Garden**
- **Three/Four Bedrooms**
- **Open Field Views**
- **Garage and Off Street Parking**

This impressive semi-detached home offers a fabulous lawned rear garden with superb open field views. Placed in the ever popular area of Fulford, the property is within the catchment area for Fulford School and would make a superb family home. There is also easy access into the city.

The generous living space begins with a small entrance hallway with access to a useful storage cupboard. The hall leads into a lounge with a fireplace and a living flame gas fire, and a second reception room that could be used as a fourth bedroom. The rear of the ground floor boasts a large dining space with French doors opening into the rear garden, and a fitted kitchen with wall and base units. There is also a utility room/W.C. To the first floor are three well-proportioned double bedrooms, two of which have storage already built-in. Finally the internal accommodation is completed with a four piece bathroom with a separate bath and a shower cubicle. There are also the advantages of gas central heating and double glazing throughout.

The exterior of the property has a front garden with a driveway that leads down the side to a garage. The wonderful lawned rear garden is south/east facing and has the open field views. A viewing is highly recommended to appreciate the location on offer.

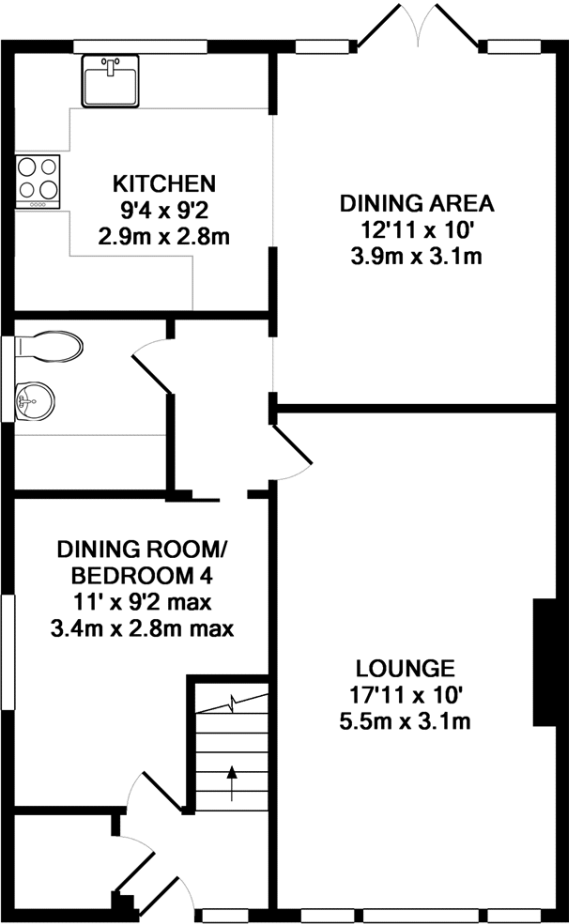
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Call **01904 655222** to view this property, or visit **[linleyandsimpson.co.uk](http://linleyandsimpson.co.uk)** for more details

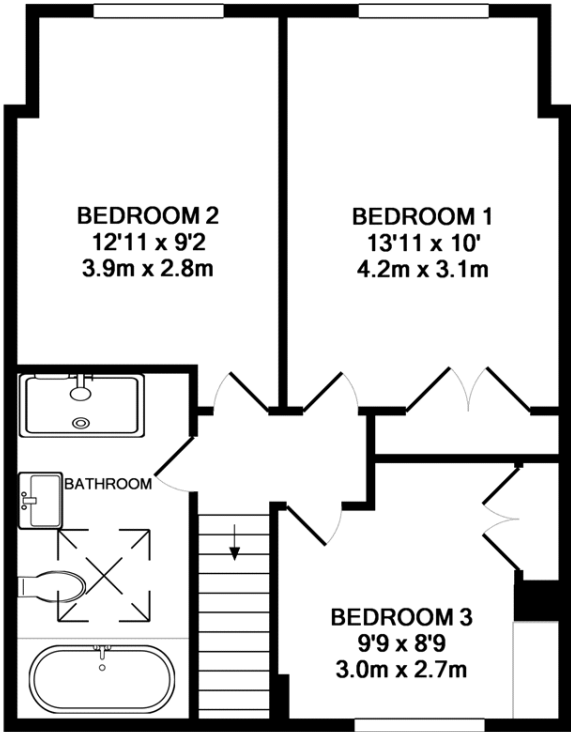


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GROUND FLOOR  
APPROX. FLOOR  
AREA 616 SQ.FT.  
(57.2 SQ.M.)



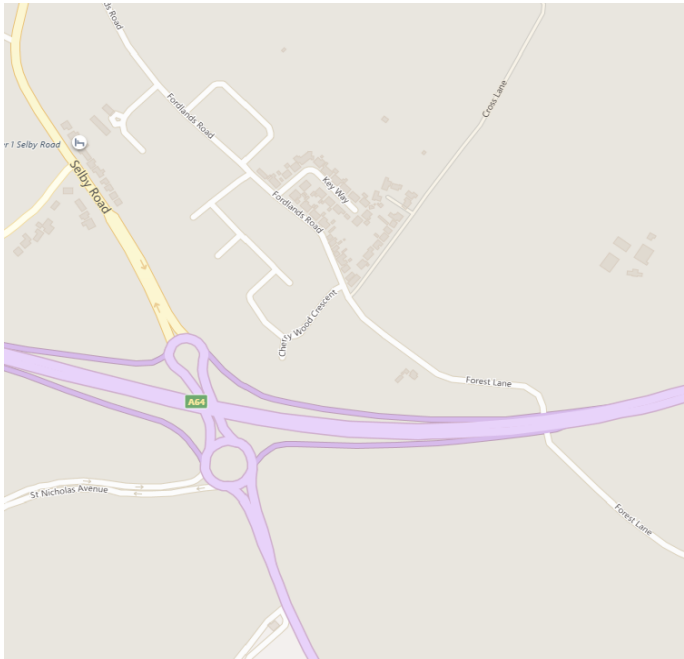
1ST FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1118 SQ.FT. (103.9 SQ.M.)  
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
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Tenure: **Freehold**  
Local Authority: **City of York Council**  
Council Tax: **Band C - £1,413.68 per year (York 2018/19)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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**Monday - Thursday**  
8:30am to 6:00pm  
**Friday**  
8:30am to 5:00pm  
**Saturday**  
9:00am to 4:00pm



We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.