

CHERRY WOOD CRESCENT, FULFORD, YORK YO19

£290,000 freehold

3 bedroom detached bungalow for sale

LINLEY &
SIMPSON



- **Detached Bungalow**
- **Garage and Off Street Parking**
- **Garage & Driveway**
- **Three/Four Bedrooms**
- **Corner Plot with Superb Gardens**
- **No Forward Chain**

This impressive detached bungalow is placed on a corner plot with gardens wrapping around the property and also featuring a garage with off street parking. Located in the popular area of Fulford to the south of the city, the bungalow has good links with the city centre and easy access to the A64. Within the catchment area of Fulford School which achieved the Sunday Times Schools Guide 2019 North of England State Secondary School of the Year accolade, and has also been ranked at number four on the list of top 10 state secondary schools in the north.

The well-proportioned internal accommodation begins with an entrance hallway with a useful under stairs storage cupboard. The main living space is a generous lounge bathed in light from windows on two elevations and also has a fireplace with a gas fire. The ground floor continues with a fitted kitchen including wall and base units and a built-in oven and hob. There is a master bedroom with a large amount of built-in storage, a two piece shower room and a separate W.C. The ground floor is completed with a second reception room which could be used as a fourth bedroom. The first floor houses two further bedrooms, one of which has a boiler cupboard and a storage cupboard.

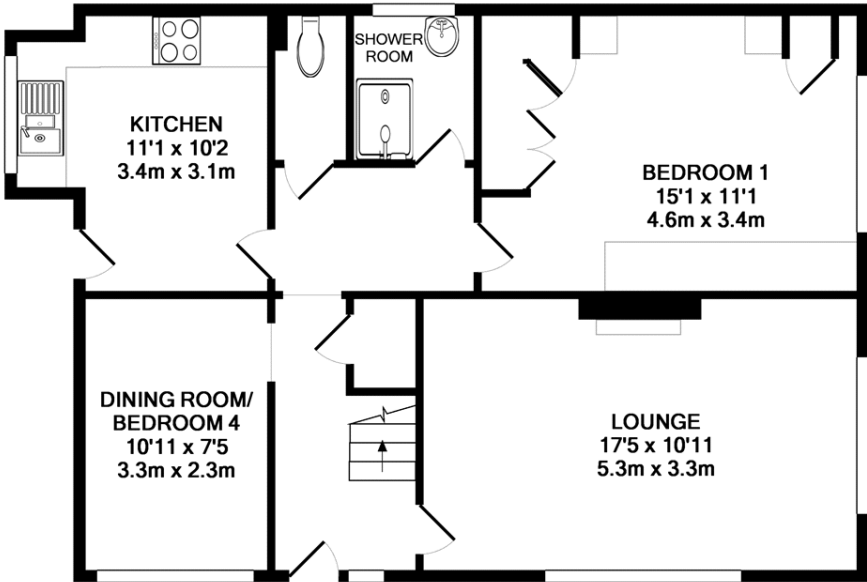
Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details

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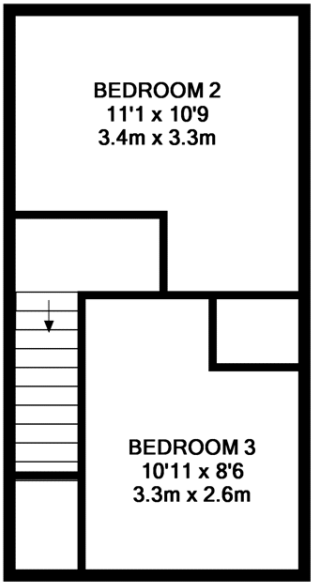
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GROUND FLOOR
APPROX. FLOOR
AREA 723 SQ.FT.
(67.1 SQ.M.)

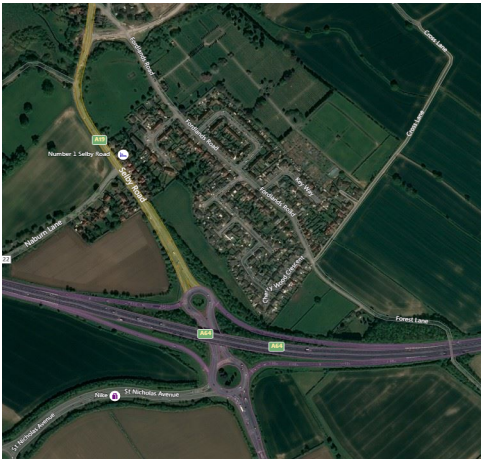
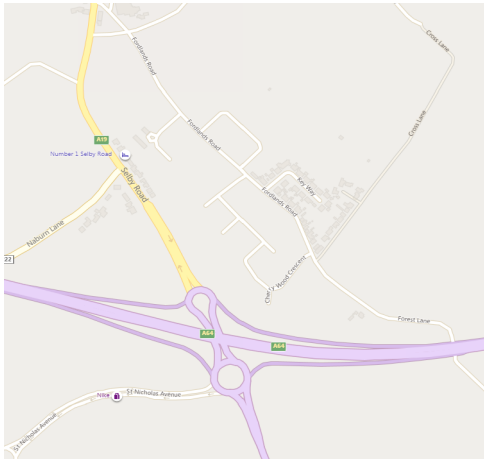


1ST FLOOR
APPROX. FLOOR
AREA 267 SQ.FT.
(24.8 SQ.M.)

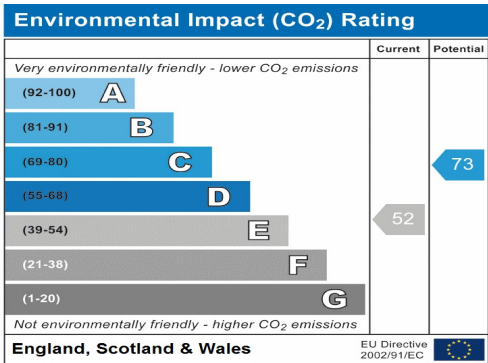
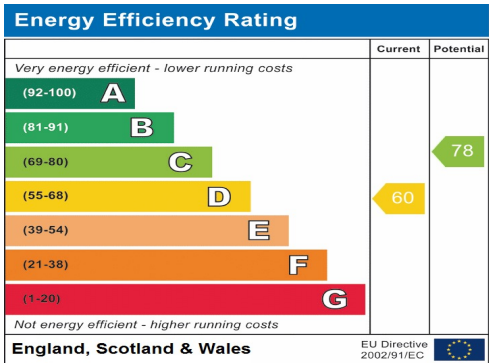


TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: **Freehold**
Local Authority: **City of York Council**
Council Tax: **Band D - £1,590.40 per year (York 2018/19)**



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Referral fees

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Conveyancing

We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB)

We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.

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.