

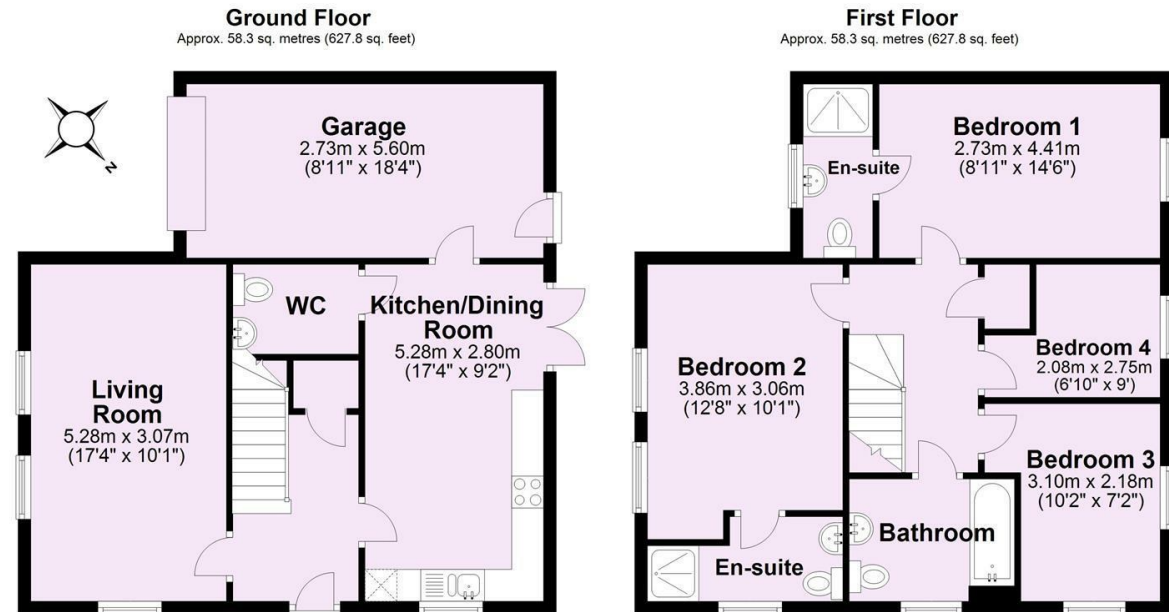


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17 Thornton Road, Fulford, York YO19 4AB

A four bedroom, contemporary detached home with large garden. Situated within the sought after Germany Beck development in Fulford, lying to the South of York, within easy reach of the City Centre, A19 and A64.

- A Beautifully Presented, Persimmon Built Home
- Kitchen Dining Room with French Doors Opening onto the Garden
- Ground Floor Cloakroom
- Four Bedrooms
- Three Bathrooms
- Large Private Garden
- Integral Garage
- Quiet Location with Open Aspect Position
- Off Street Parking
- Within the Catchment for Fulford Secondary School



For Illustrative Purposes Only - not to scale.
Plan produced using PlanUp.

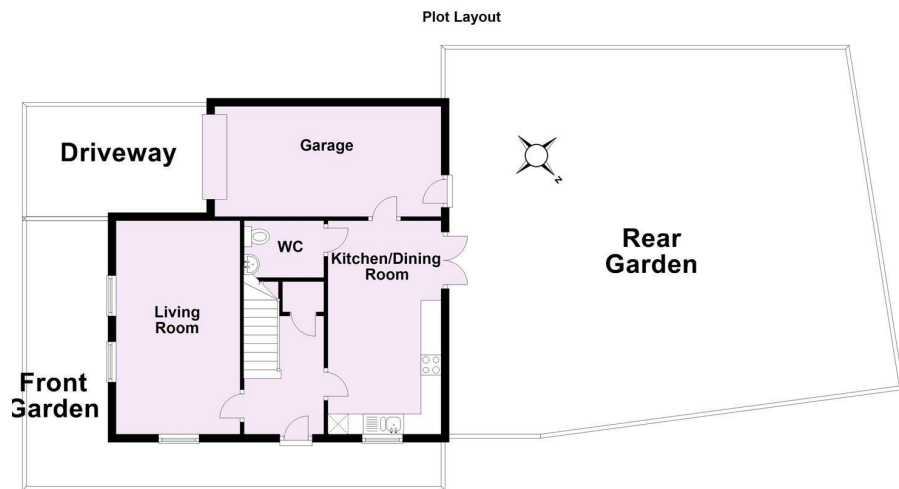
Guide Price £450,000

Tenure: Freehold

Council Tax Band: D







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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