



160 FULFORD ROAD, YORK
£1,450,000

Carter Jonas

This exceptional Victorian townhouse in York is ideally located near the city centre and falls within the catchment area for the highly regarded Fulford School.

This spacious and versatile family home is set in a generously sized, mature garden and is within walking distance of the city centre. It provides convenient access to the railway station and the ring road for travel further afield. The original property has been thoughtfully upgraded and extended, maintaining its character with restored Minton tiled floors in the hallway and classic leaded glass in the feature windows. An ongoing program of enhancements has made this property ideal for modern living, featuring double glazing throughout and a stunning open-concept ground floor that flows seamlessly.

The bespoke kitchen opens into a generous family room with a log burner and a magnificent orangery. There are two additional reception rooms, including a games room/cinema room. The five bedrooms, served by three elegant bathrooms, include a luxurious master suite with an en suite bathroom with an in built steam room function, built-in wardrobes, and a private terrace. Bedroom 5, located on the second floor, boasts access to a large roof terrace that offers delightful views of the gardens and York Minster beyond.

The property also features ample private parking, a beautifully landscaped walled garden with lighting and an impressive outdoor kitchen. Bi-fold doors connect the outdoor kitchen to the family kitchen, reflecting the design for an integrated feel. Additionally, there is a large garden shed and a substantial brick-built external workshop/secure storage area.

Fulford maintains a charming village atmosphere with picturesque riverside walks leading to the city centre, accessible via the Millennium Bridge to Rowntree Park and Bishopthorpe Road. This area boasts a wide range of local amenities and is within the catchment area of Fulford School, rated outstanding by Ofsted. It also offers convenient access to the University, railway station, and the A64, ensuring excellent transport links for broader travel.

- Stunning town house within easy walking distance of the city centre
- Significantly extended with largely free-flowing ground floor
- Generous family room opening to exceptional kitchen with Bi-Fold doors to garden
- Magnificent orangery with dramatic full-height bi-fold doors

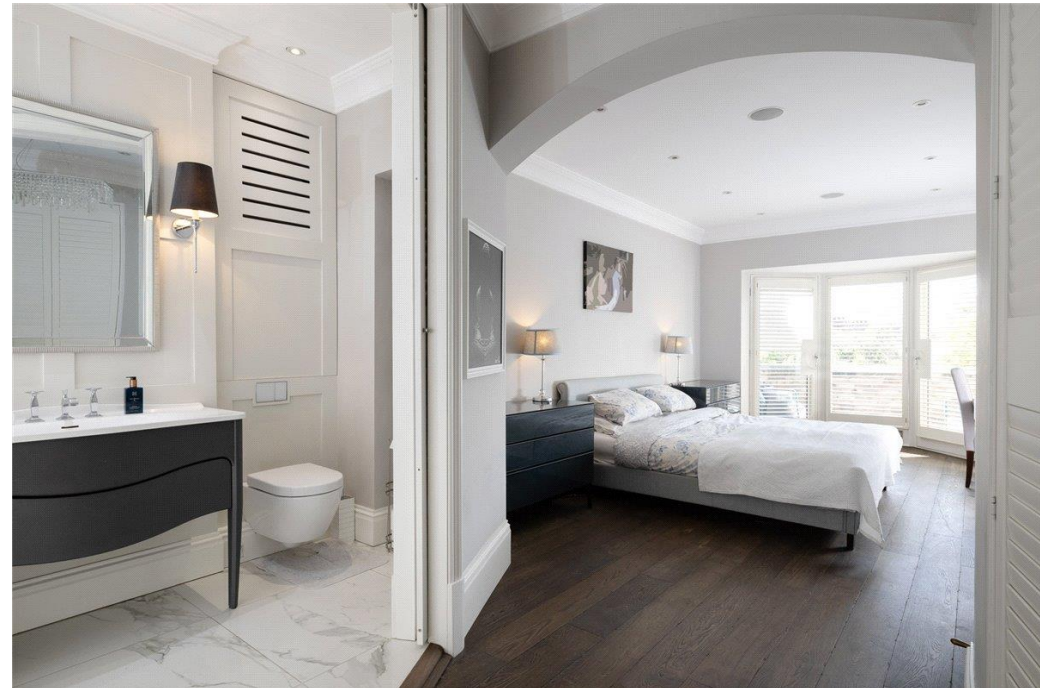
- Principal bedroom with luxury en suite shower room and balcony
- 4 further bedrooms and 2 bathrooms
- Large roof terrace
- Beautiful SW facing walled garden
- Secure off-street parking
- Catchment area for Fulford School

TENURE Freehold

EPC BAND D

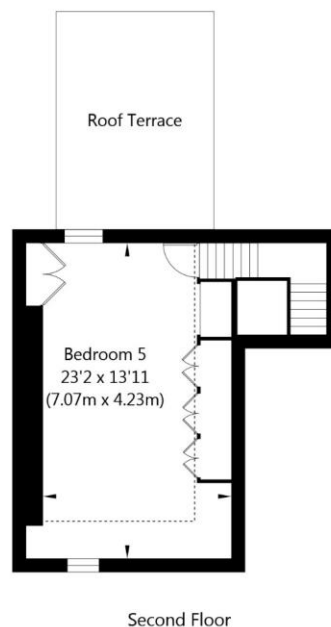
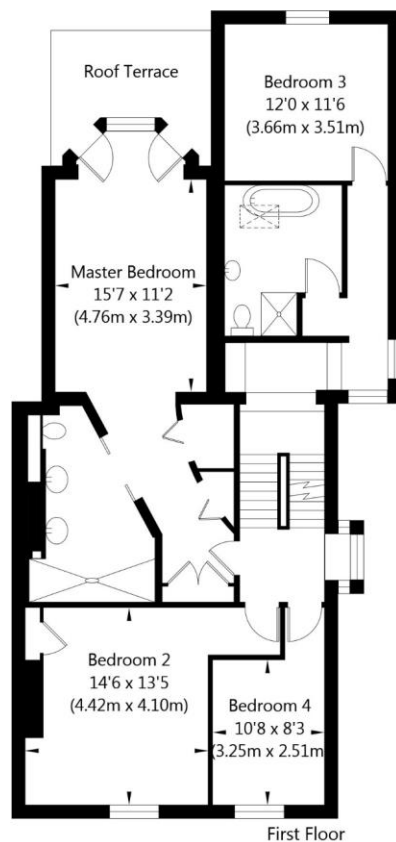
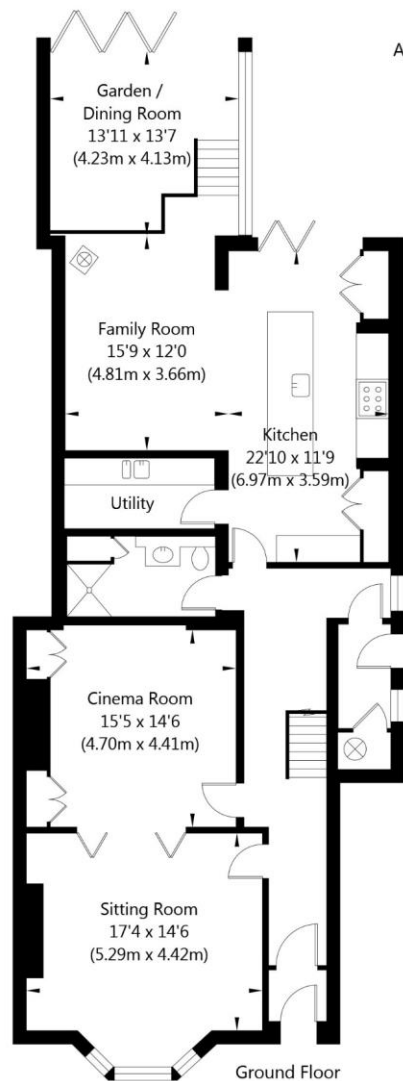
A SIGNIFICANTLY EXTENDED 5 BEDROOM TOWN HOUSE OF EXCEPTIONAL QUALITY APPROACHING 3,200 SQUARE FEET; WITH SECURE PARKING AND GENEROUS SW FACING WALLED GARDEN.







160 Fulford Road, York, YO10 4DA
APPROXIMATE GROSS INTERNAL FLOOR AREA - (Excluding Roof Terraces)
3160 SQ FT / 293.54 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified
www.exposurepropertymarketing.com © 2019



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data