



4 Fulford Way, DN12 3BE
£174,950 Offers In Region Of
Tenure Freehold

- **Stunning Views**
- **Council Tax Band B £ 1575.81 p/y.**
- **Chocolate Box Bungalow**
- **External Storage**
- **Two Double Bedrooms**
- **Off Road Parking**
- **Excellent road & rail transport links**
- **Contemporary Kitchen**

Immerse yourself in this charming property that seamlessly accommodates all living areas, including a spacious and bright living room and two tranquil double bedrooms. Unwind in the modern bathroom with lavish bath provisions before displaying your culinary skills in the well-equipped kitchen with a state-of-the-art stove and modern integrated appliances. Each room offers ample space for personalisation.

The front of the property exudes a quaint charm with a cottage style wooden gate, paving slab path, raised decking area for outdoor dining, and a beautifully landscaped garden.

The captivating feature of the property is the unobstructed views from the kitchen to the viaduct. The rear garden presents breathtaking views over the Trans Pennine trails and River Don Gorge. Complete with a second paved patio area, a storage unit, gravelled driveway with large gates for secure off-road parking, this property offers the best of both indoor and outdoor living.

Located in a peaceful residential estate in Conisbrough with picturesque countryside views, the property is ideal for nature enthusiasts and conveniently close to public transport and major motorway links.

With excellent commuter connections and local village amenities, this property is more than just a home—it's a lifestyle choice that exudes elegance in every aspect.

Whether you're seeking a "lock up and leave" property, are a first-time buyer, downsizing, or investing, this residence is a remarkable find not to be overlooked!

To fully appreciate what the property has to offer, a viewing is essential.



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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	88
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC