



Hull Road, York

£325,000

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Est. 1871

Hull Road, York YO10 3LU

£325,000

An extended detached dormer bungalow offering surprisingly spacious and versatile accommodation, complemented by driveway parking and attractive gardens to both the front and rear, offered for sale with no forward chain.

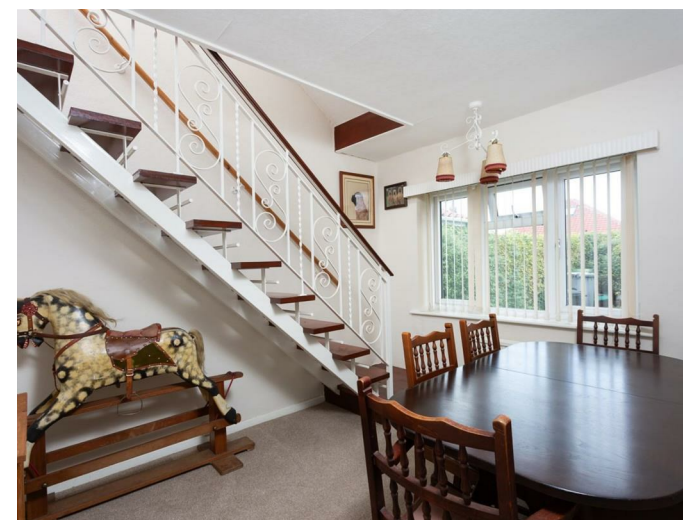
The property occupies a convenient position along Hull Road, providing easy access to York city centre, the University of York and the A64. Although the accommodation would benefit from some modernisation, it presents an excellent opportunity for a purchaser to create a comfortable home tailored to their own individual tastes and requirements.

Set behind an established front garden, the property is approached via a private driveway providing valuable off-street parking. A central entrance opens into the ground-floor accommodation, which combines practical living space with considerable scope for a purchaser to update and enhance the interiors.

The principal sitting room is positioned at the front of the property and enjoys excellent natural light from an attractive walk-in bay window. This is a generously proportioned reception room with a central fireplace forming a natural focal point.

A separate dining room provides additional reception space and incorporates the staircase leading to the extended first-floor accommodation. Its flexibility allows it to serve equally well as a formal dining room, everyday family room or secondary sitting area.

The kitchen is fitted with a range of wall and base cabinetry, contrasting work surfaces and integrated cooking appliances. There is space for a selection of freestanding appliances, together with a useful outlook towards the rear.



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: - TBC
Council Tax: D - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



Extending across the rear of the property is a bright garden room, providing space for both sitting and dining furniture. Extensive glazing and French doors create a pleasant connection with the garden and make this a particularly useful addition to the home.

The principal bedroom is situated on the ground floor and benefits from a front-facing bay window and fitted wardrobes. A ground-floor bathroom completes this level and includes a walk-in shower, wash hand basin and WC.

The extended first floor provides a substantial second bedroom. This generous and adaptable room benefits from a wide rear dormer window, fitted storage and W.C., and plentiful space for bedroom furniture. It could also accommodate a study or dressing area, making it ideal for guests, older children or those requiring a dedicated home-working space.

To the front is an established garden enclosed by mature hedging, with a lawn, planted borders and pathway leading to the entrance. The adjoining driveway provides off-street parking and access along the side of the property.

The enclosed rear garden enjoys a good degree of privacy and has been designed for relatively easy maintenance. It incorporates a central lawn, paved seating areas and established boundary hedging, creating an appealing outdoor space for relaxing and entertaining.

Hull Road is a well-established residential area to the east of York city centre, particularly convenient for the University of York and the neighbouring districts of Heslington, Osbaldwick and Fulford.

A varied selection of everyday amenities can be found nearby, including convenience stores, supermarkets, cafés, takeaways, pharmacies and healthcare facilities. Additional shopping is available at Foss Islands Retail Park, while York city centre offers an extensive range of independent shops, restaurants, cultural attractions and leisure facilities.

The property is well positioned for access to green and recreational spaces, including Hull Road Park, York Sport Village and the wider university campus. Families also have access to a range of primary and secondary schools within the surrounding area, subject to individual catchment requirements and availability.

Regular bus services operate along Hull Road towards York city centre and the surrounding districts. For commuters, the A1079 provides an efficient connection to the A64, giving access to Leeds, the wider motorway network and locations across the region. York railway station offers mainline services to London, Edinburgh and other major UK cities.

Partners:

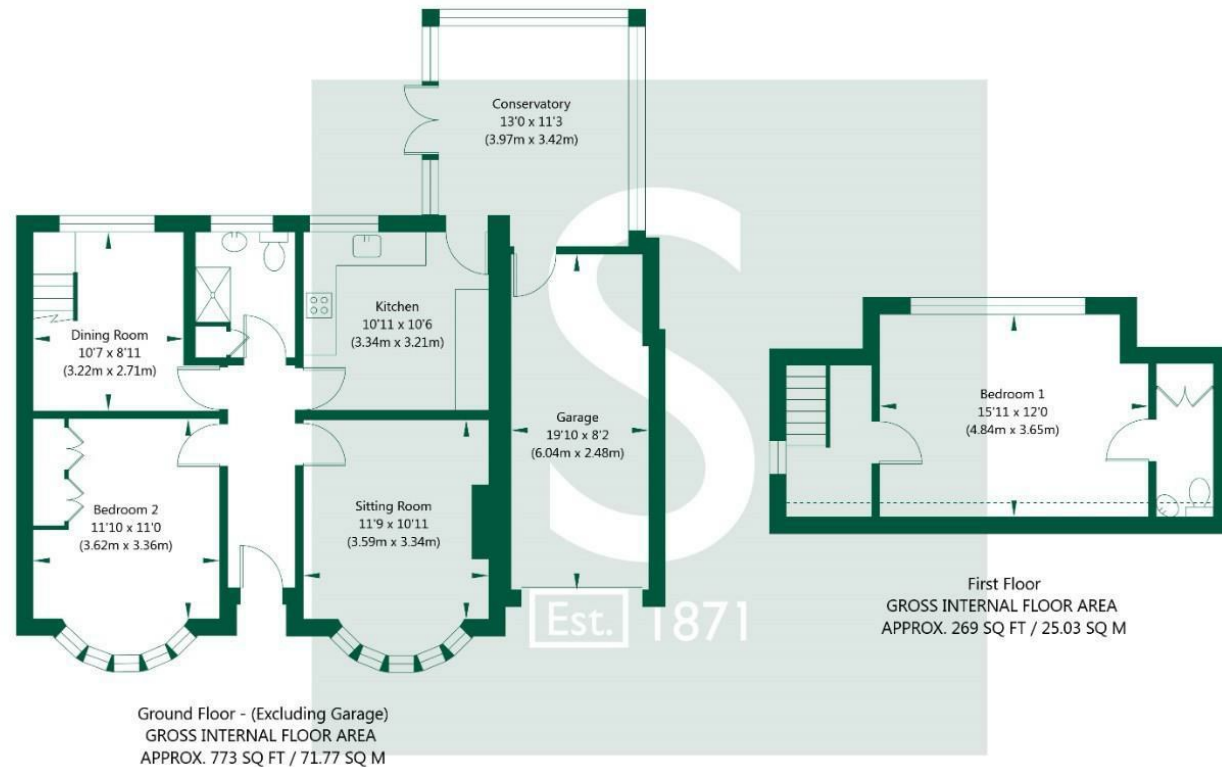
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1042 SQ FT / 96.8 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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