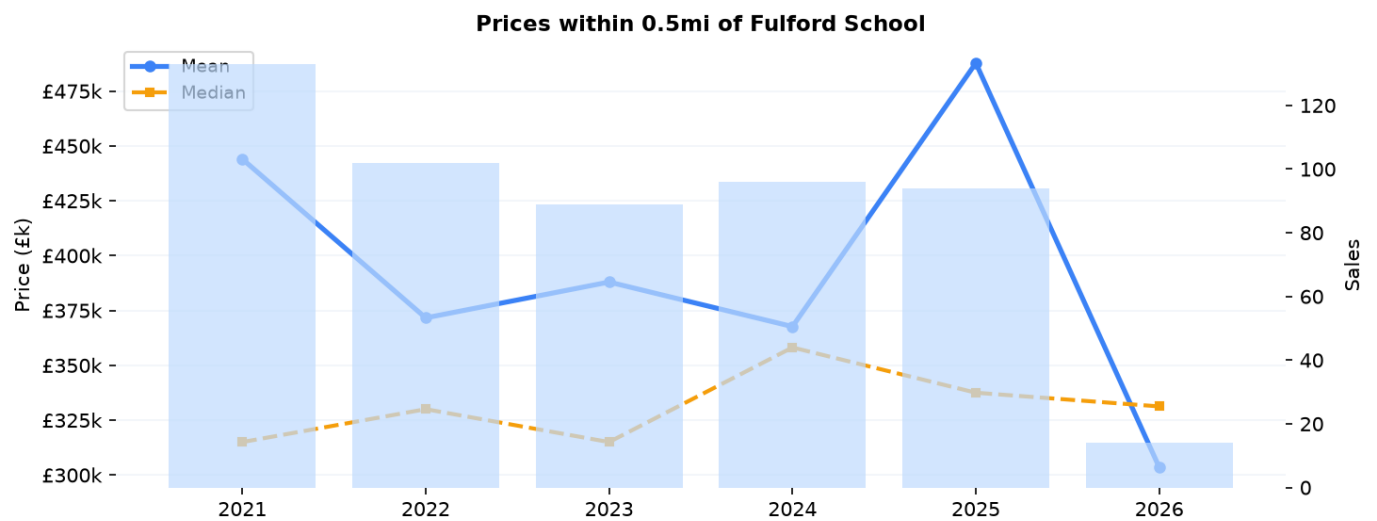


School Proximity: Fulford School

· Not rated · 0.5 mile radius · Last 5 years · Generated 25 Jul 2026

SALES (0.5MI)	MEDIAN	AVERAGE	LOWEST	HIGHEST
528	£330,000	£410,750	£87,299	£13,600,000



By Property Type

196	137	132	45	18
Semi-detached	Terraced	Detached	Flat	Other
£320,000 median	£275,000 median	£431,250 median	£195,000 median	£640,000 median

Top Streets

STREET	SALES	AVERAGE	MEDIAN
Thornton Road	89	£284,777	£275,000
Main Street	41	£457,248	£400,000
Barben Avenue	31	£387,830	£418,000
Eller Lane	29	£306,327	£285,000
Risedale Drive	27	£310,425	£300,000
Heslington Lane	22	£478,931	£413,750
Ewden Street	21	£370,095	£255,000
Broadway	20	£329,725	£344,000
Bishopdale Way	18	£350,222	£330,000
Porter Avenue	16	£469,312	£430,000
Moorland Road	14	£331,857	£290,000
Heath Moor Drive	12	£309,291	£287,500
St Oswalds Court	10	£216,200	£220,500
Derwent Road	10	£451,094	£349,472

AI Insights

The Fulford area near York has absorbed 445 property sales over five years with a median price of £350,000, sitting virtually on par with the wider York average of £351,849—a microscopic 0.5% discount that suggests the school itself commands no meaningful price premium in the local market. This absence of a catchment uplift is unusual and points to either undersaturation of demand relative to supply, or limited awareness of school proximity as a purchase driver in this particular corridor. Sellers and buyers should recognise that location near Fulford School is not currently translating into measurable added value compared to York broadly.

The area's housing stock reveals a classic suburban mix. Semi-detached homes dominate the sale count at 172 transactions with a median of £328,750, offering the bulk of affordable family stock, whilst detached properties command significantly more at £433,750 median across 130 sales. Terraced homes at £290,000 median provide an entry point for first-time buyers, and flats cluster at the lower end, with 40 sales at £195,750 median. The spread from £135,000 to £1,350,000 confirms this is genuinely mixed-tenure residential landscape rather than an exclusive enclave.

Crime across the one-mile radius totalled 769 street-level incidents in the past 12 months, placing the area firmly in the typical suburban band for residential commuter towns. Violent crime (280 incidents) and anti-social behaviour (136) are within expected parameters for a settled suburban location and are unlikely to dampen buyer appetite. The neighbouring Linton-on-Ouse Primary remains unrated, offering no differentiation on education grounds, and Fulford School's lack of an Ofsted rating removes a traditional reassurance signal for families—though this may reflect recent inspection cycles rather than performance concerns.

For buyers weighing options across similar York neighbourhoods, the Area Comparison report will reveal whether this modest price positioning reflects structural neighbourhood differences or simply untapped buyer interest in the Fulford corridor.

Recent Sales

DATE	ADDRESS	POSTCODE	PRICE	TYPE
17 Apr 2026	43 THORNTON ROAD	YO19 4AB	£372,000	Semi
16 Apr 2026	5 BEVERLEY HOUSE MAIN STREET	YO10 4QG	£187,000	Flat
30 Mar 2026	4 ST OSWALDS COURT	YO10 4QH	£191,500	Flat
27 Mar 2026	21 MOORLAND ROAD	YO10 4HF	£250,000	Semi
20 Mar 2026	19 MOORLAND ROAD	YO10 4HF	£280,000	Semi
17 Mar 2026	23 DANUM ROAD	YO10 4LD	£346,500	Semi
06 Mar 2026	65 RISEDALE DRIVE	YO19 4AJ	£395,000	Detached
02 Mar 2026	9 BARMBY AVENUE	YO10 4HX	£342,000	Semi
27 Feb 2026	4 GRANTS AVENUE	YO10 4HZ	£352,500	Semi
27 Feb 2026	20 HARDEN WAY	YO19 4AW	£290,000	Semi
27 Feb 2026	41 BISHOPDALE WAY	YO19 4AE	£325,000	Terraced
13 Feb 2026	107 BROADWAY	YO10 4JY	£380,000	Semi
12 Feb 2026	80 BROADWAY	YO10 4JZ	£337,500	Semi
11 Feb 2026	37 LESLEY AVENUE	YO10 4JR	£200,000	Terraced
18 Dec 2025	4 FULFORD MEWS	YO10 4QB	£285,000	Terraced
16 Dec 2025	81 HEATH MOOR DRIVE	YO10 4NQ	£255,000	Semi
12 Dec 2025	62 THORNTON ROAD	YO19 4AD	£275,000	Terraced
10 Dec 2025	103 MAIN STREET	YO10 4PN	£250,000	Terraced
05 Dec 2025	22 HEATH MOOR DRIVE	YO10 4NF	£335,000	Semi
02 Dec 2025	8 RISEDALE DRIVE	YO19 4AJ	£385,000	Semi