



**HUDSON
MOODY**

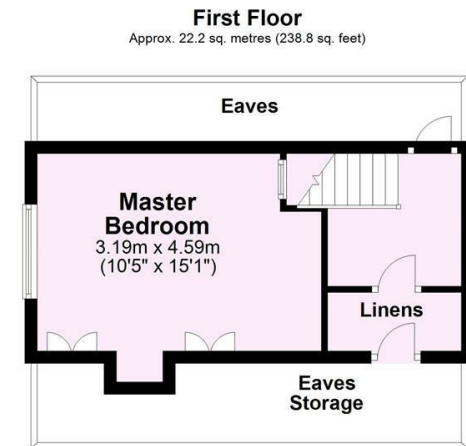
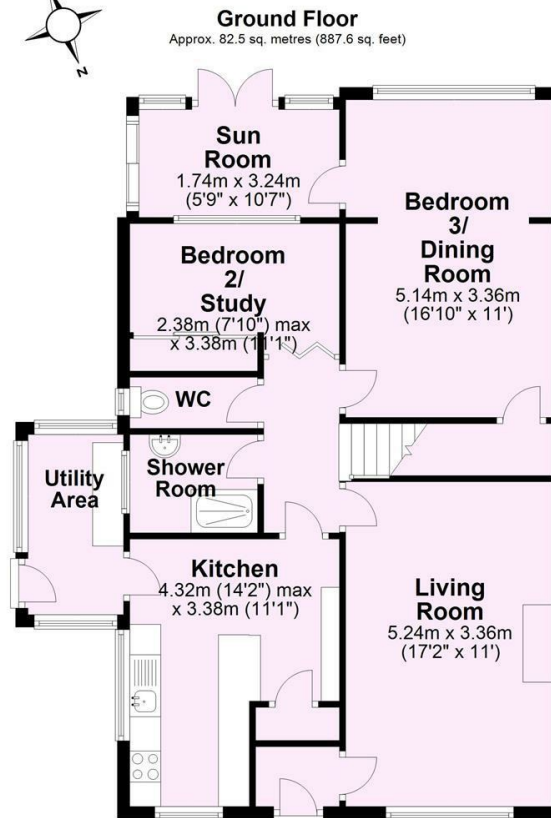
100 Cherry Wood Crescent, Fulford, York YO19 4QN

A beautifully maintained modern SEMI-DETACHED DORMER BUNGALOW situated in a convenient location lying close to the A64/A19 on the edge of the popular village of FULFORD.

- Attractive Dormer Bungalow
- Fitted Kitchen with Utility Area
- Ground Floor Shower Room & Separate WC
- Spacious Living Room
- Ground Floor Dining Room/Double Bedroom
- Single Bedroom/Study with Fitted Wardrobes
- First Floor Master Bedroom with Fitted Wardrobes
- Sun Room
- Garage, Car Port and Substantial Shed
- Attractive Mature Gardens

Guide Price £260,000

Tenure: Freehold



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

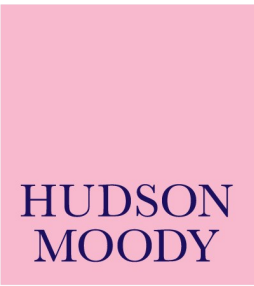






Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 64	Potential: 81
EU Directive 2002/91/EC	

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



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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