



HUDSON
MOODY

2 Fulford Mews, Fulford, York YO10 4QB

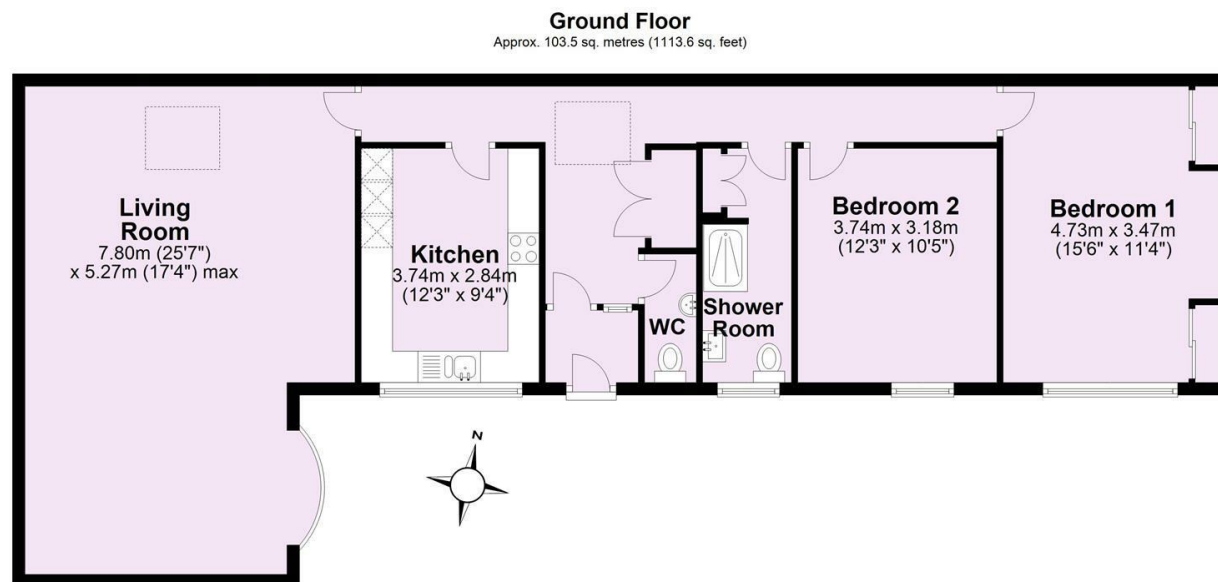
A unique, two double bedroom, Mews Style Bungalow, situated on a private road and benefitting from a separate garage. Perfectly positioned for easy access to the City Centre and ring road.

- Recently Refurbished Mews Bungalow
- Private Road, Off Street Parking and Garage
- Two Double Bedrooms
- House Shower Room and Separate WC
- South Facing Courtyard Style Garden to the Front
- Modern Kitchen with Integral Appliances
- Excellent Location Providing Easy Access to the City Centre and A19 /A64
- Countryside Walks Close By
- No Onward Chain

Chain Free £285,000

Tenure: Freehold

Council Tax Band: D



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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

**HUDSON
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