



HUDSON
MOODY

131 Fossway, York YO31 8SQ

A well presented end of terrace with **TWO DOUBLE BEDROOMS** and **LARGE GARDEN**. Conveniently located in the Heworth area. Ideal for easy access to York Hospital and York City Centre

- Spacious End Terrace House
- Ideal First Home
- Recently Redecorated Throughout
- Kitchen with Breakfast Bar
- Two Double Bedrooms
- House Bathroom
- Attached Store Room
- Generous Corner Plot with Lawned Garden and Barbeque Area
- On Street Parking Available
- Easy Access to City centre, York Hospital and York St John Univeristy

Guide Price £210,000

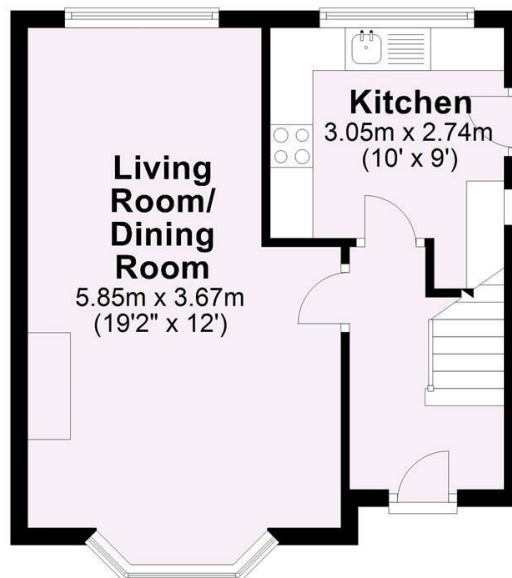
Tenure: Freehold

Council Tax Band: A



Ground Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



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		83
(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



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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.
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