



Portelet Cross Lane, Fulford, York YO19 4QP

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MOODY



A DETACHED BUNGALOW requiring renovation, situated in a QUIET, RURAL LOCATION overlooking open fields, lying close to Fulford Village and the A64/A19 junction which leads to the motorway network.

- Detached Bungalow
- Potential to Update and Extend
- Large Loft Space Ideally suited for conversion or Dorma subject to planning permission
- Spacious Living Room
- Three Bedrooms
- Large Mature Gardens and Separate Garage
- Countryside Location
- Local Shops and Amenities in Fulford
- Excellent Secondary School Close by
- Easy Access to the A64 and A19

**Guide Price £425,000**

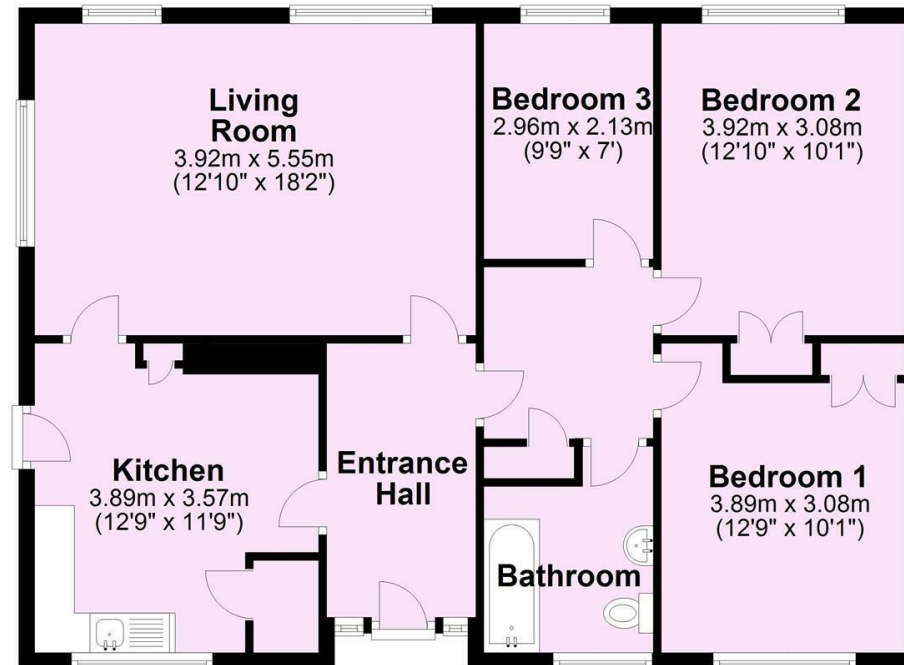
**Tenure: Freehold**

**Council Tax Band: D**



### Ground Floor

Approx. 85.8 sq. metres (923.2 sq. feet)



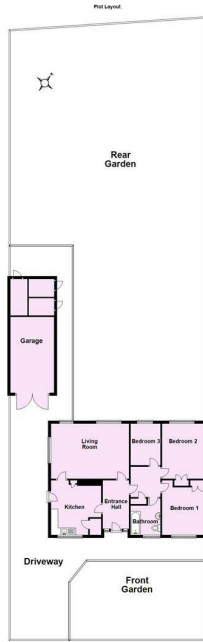
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	49
(21-38) <b>F</b>	
(1-20) <b>G</b>	1
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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**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.
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