



HUDSON
MOODY

36 Anson Drive, Fulford, York YO10 4LH

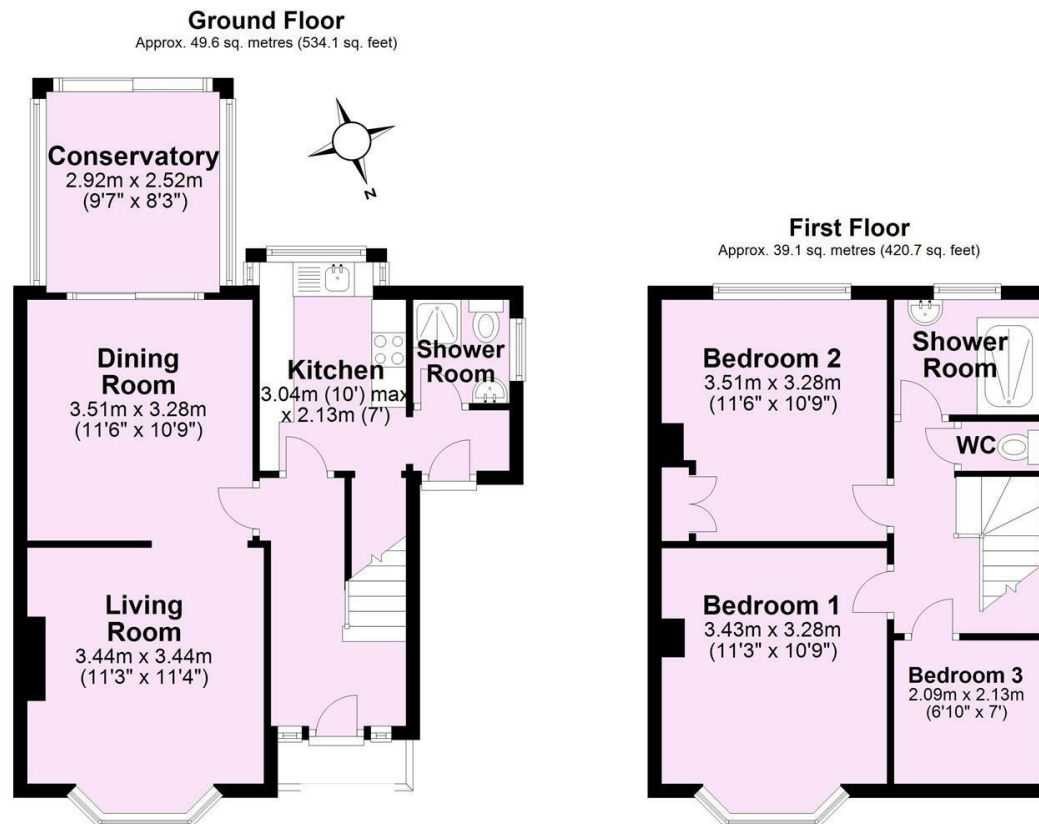
A well presented TRADITIONAL SEMI-DETACHED HOUSE with adjacent garage and low maintenance, south-west facing gardens, situated in a quiet cul-de-sac location in the FULFORD area of York

- Three Bedroom Traditional Semi-Detached House
- Open Plan Living and Dining Room
- Separate Kitchen with Pantry
- Ground Floor Shower and WC
- Two Double Bedrooms
- Single Bedroom/Study
- Newly Renovated Wet Room
- Separate WC
- Landscaped Gardens. Garage
- Excellent Local Amenities

Offers In Excess Of £350,000

Tenure: Freehold

Council Tax Band: C







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: 71	Potential: 84
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	
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Not environmentally friendly - higher CO ₂ 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.
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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