



HUDSON
MOODY

71 Danum Road, York YO10 4LD

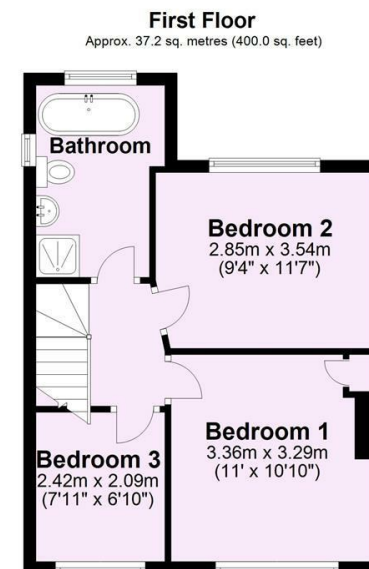
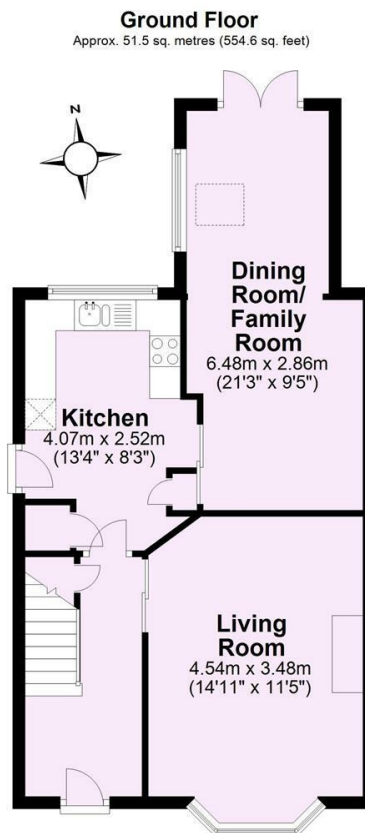
A SEMI DETACHED, EXTENDED FAMILY HOME. Situated in the popular area of FULFORD lying to the SOUTH OF YORK within easy reach of YORK CITY CENTRE and YORK UNIVERSITY.

- Traditional Semi-Detached Family Home
- Living Room with Feature Fireplace
- Modern Kitchen with Space for Appliances
- Open Plan Dining /Garden Room
- Three Bedrooms
- Luxurious Bathroom with Claw Foot Bath and Separate Shower
- Convenient Location Close to York University
- Catchment for Fulford Secondary School
- Nearby Riverside Walks to the City Centre

Offers Over £360,000

Tenure: Freehold

Council Tax Band: C



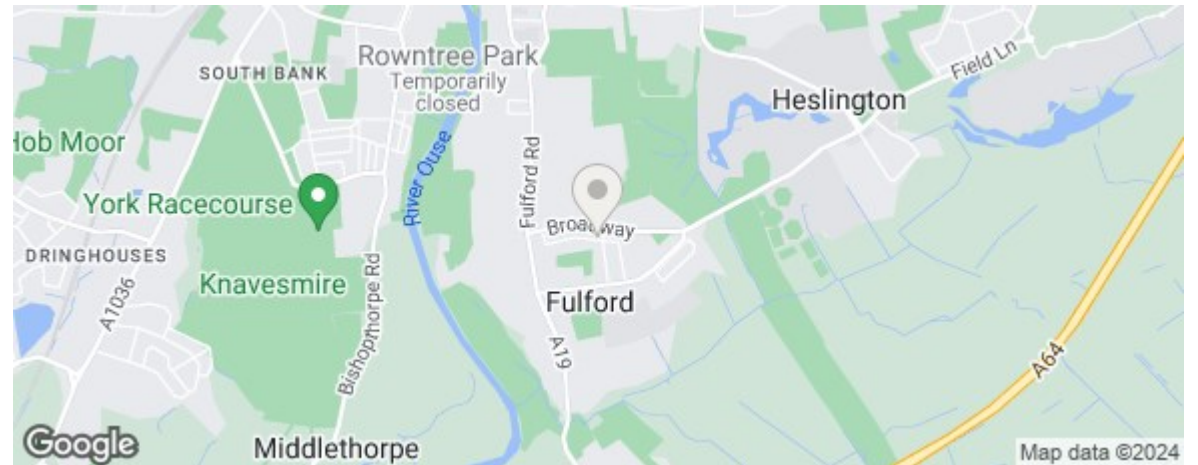
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
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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