



HUDSON
MOODY

5 Connaught Square St. Oswalds Road, York YO10
4FQ

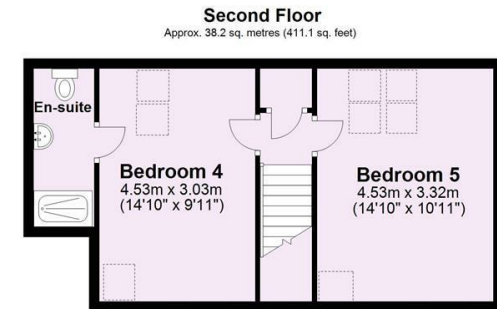
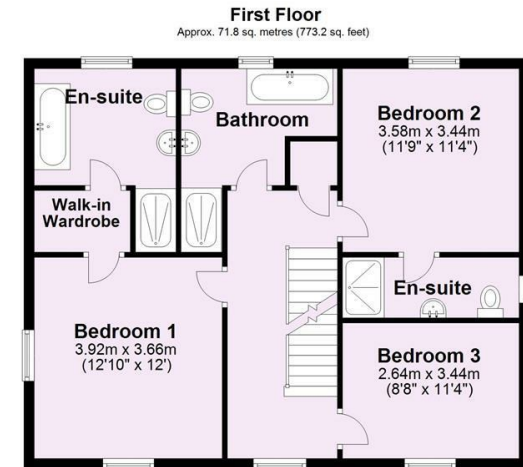
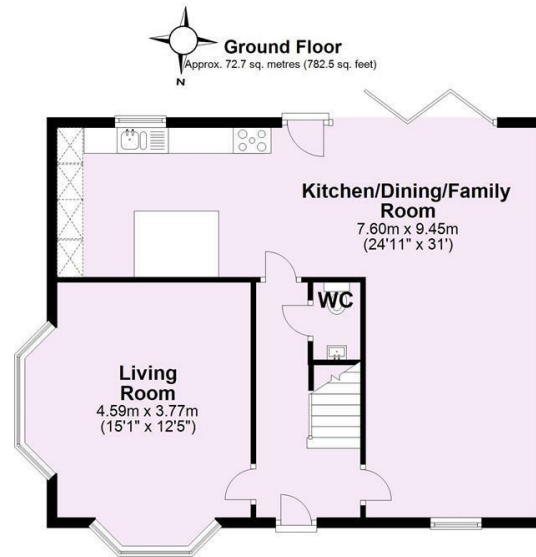
AN IMPRESSIVE and beautifully presented SPACIOUS THREE STOREY DETACHED HOUSE, situated in a MODERN DEVELOPMENT enjoying an enviable location in the popular FULFORD AREA of York.

- Substantial Detached Modern House
- Enviaible and Convenient Location
- Formal Sitting Room
- Large Open Plan Family Room and Kitchen
- Superbly Fitted Kitchen Area
- Three First Floor Double Bedrooms (Two En-Suite)
- Two Second Floor Double Bedrooms (One En-suite)
- Large House Bathroom
- Wrap Around South Facing Gardens
- Double Garage. Ample Off Street Parking

Guide Price £950,000

Tenure: Freehold

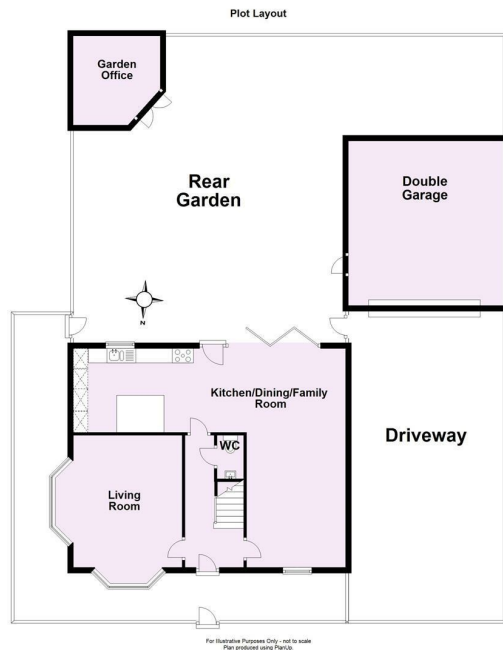
Council Tax Band: G



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







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	Potential
86	91
EU Directive 2002/91/EC	
England & Wales	

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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	



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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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