

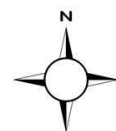


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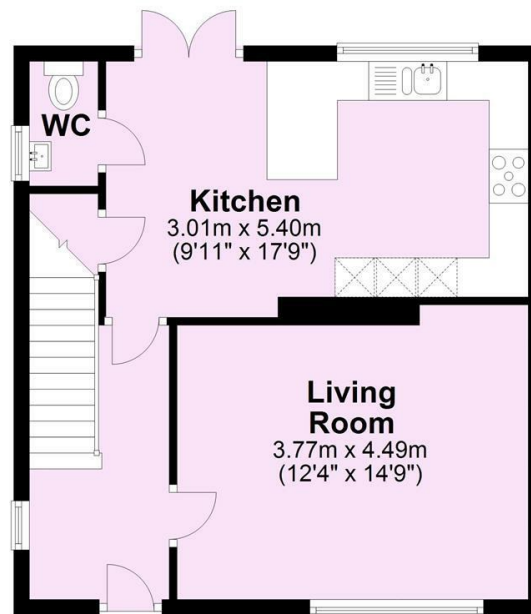
54 Broadway West, York YO10 4JJ

A beautifully presented SEMI-DETACHED HOUSE situated in a prime location just off FULFORD ROAD with easy access to riverside walks, the Millennium Bridge and Rowntrees Park.

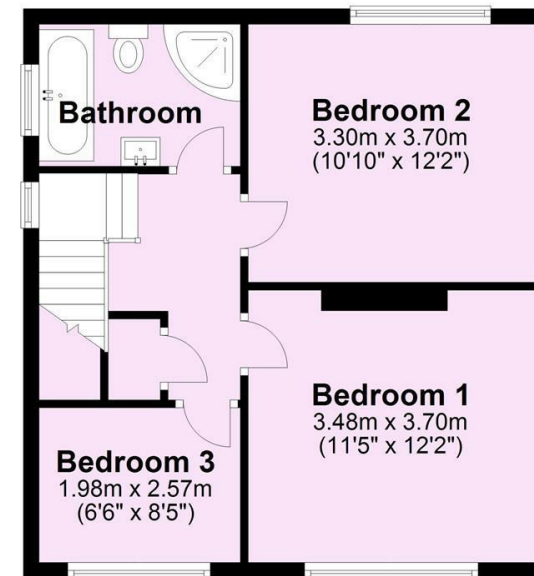
- Spacious Semi-Detached House
- Living Room
- Contemporary Dining Kitchen
- Ground Floor Cloakroom
- Two Double Bedrooms
- Third Single Bedroom
- Modern Family Bathroom
- Large Lawned Garden with Home Office
- Garage and Off Road Parking
- Excellent Location within the Catchment for the Highly Regarded Fulford School



Ground Floor
Approx. 43.9 sq. metres (472.5 sq. feet)



First Floor
Approx. 43.9 sq. metres (472.5 sq. feet)



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

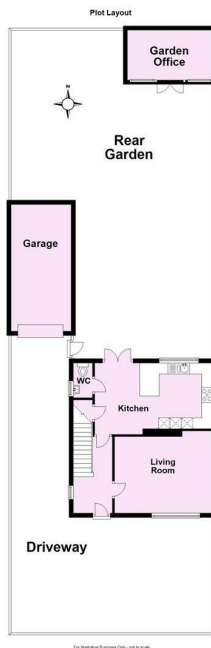
Guide Price £375,000

Tenure: Freehold

Council Tax Band: C

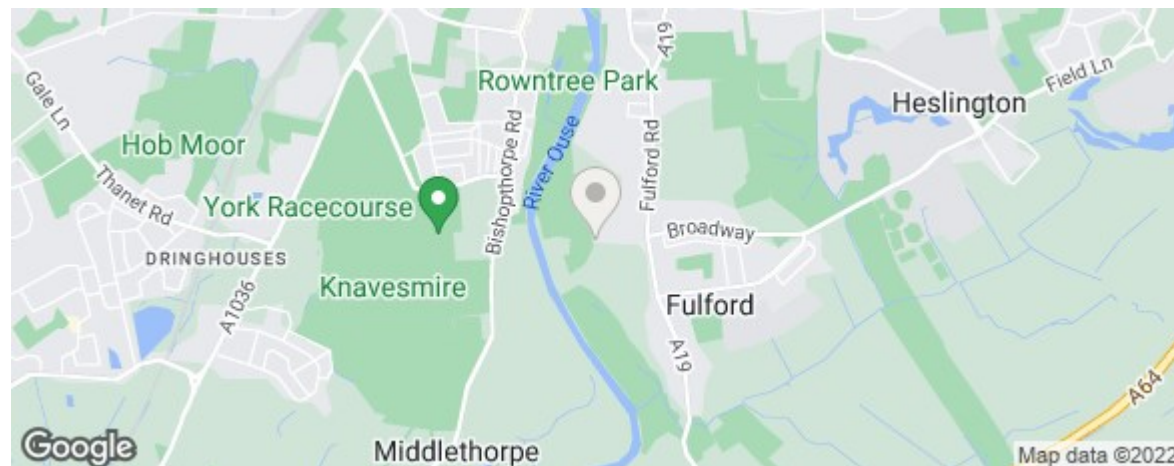






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	



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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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