



HUDSON
MOODY

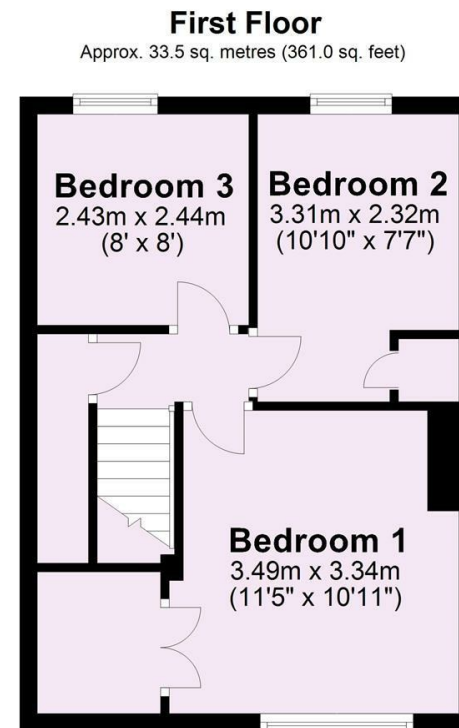
30 Fossway, York YO31 8SG

A spacious MID TERRACED HOUSE with large rear garden and off road parking, located in the Huntington road area to the north of York.

- Mid Terraced House
- Spacious Living Room
- Attractive Fitted Kitchen
- Ground Floor Shower Room
- Master Bedroom with Walk-in Cupboard
- Second Double Bedroom
- Single Bedroom/Study
- Off Street Parking
- Lawned Garden and Patio
- Convenient Location

Offers In Excess Of £200,000

Tenure: **Freehold**



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		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		
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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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