



HUDSON  
MOODY

52 St. Oswalds Road, Fulford, York YO10 4PF



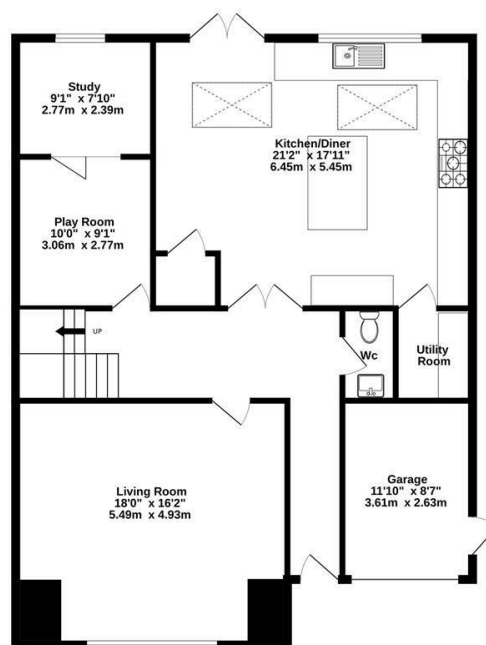
An immaculately presented MODERN DETACHED EXTENDED HOUSE providing FOUR DOUBLE BEDROOMS and CONTEMPORARY DINING KITCHEN. The house lies in an excellent location in the Fulford area of York providing easy access to the city centre and the A64 together with nearby riverside walks into town.

- Extended Detached Family Home
- Spacious Living Room
- Open Plan Contemporary Kitchen Diner
- Separate Utility & Walk-in Pantry
- Office/Playroom Area
- Master Bedroom With Dressing Area & En-Suite
- Three Further Double Bedrooms
- Single Garage & Driveway
- South Facing Landscaped Garden
- Walking Distance to St Oswald's Primary & Fulford School

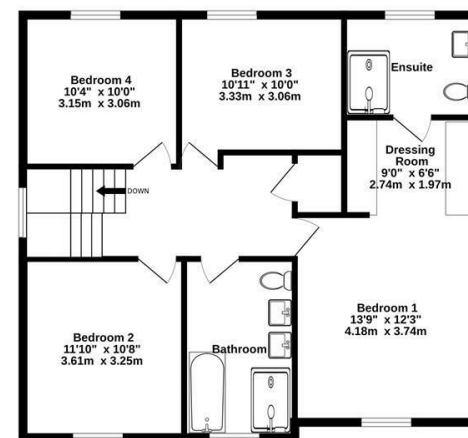
**Offers In The Region Of  
£750,000**

**Tenure: Freehold**

GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA: 1975 sq.ft. (183.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

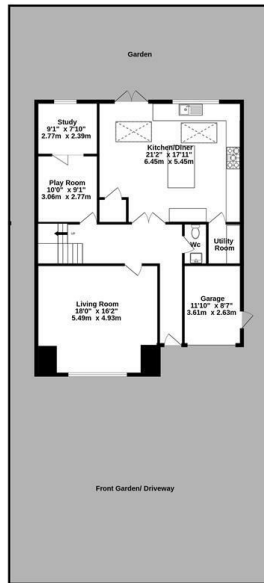








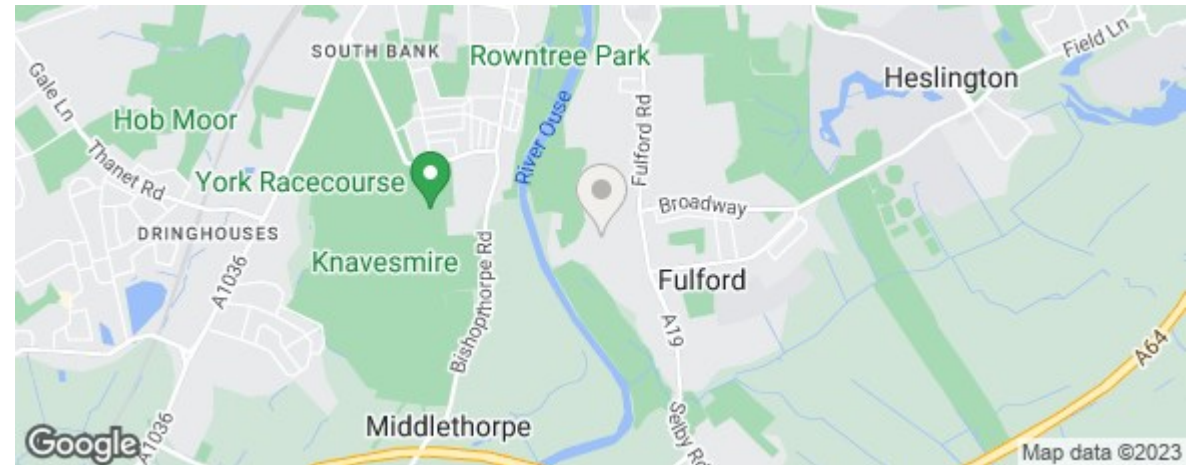
GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of plots, windows, rooms and any other areas are approximate and no responsibility is taken for any mis-estimation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
Made with Magicplan ©2023



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



HUDSON  
MOODY

#### 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.

58 Micklegate  
York  
YO1 6LF

01904 650650

property@hudson-moody.com