



27 Derwent Road, York YO10 4HQ

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MOODY

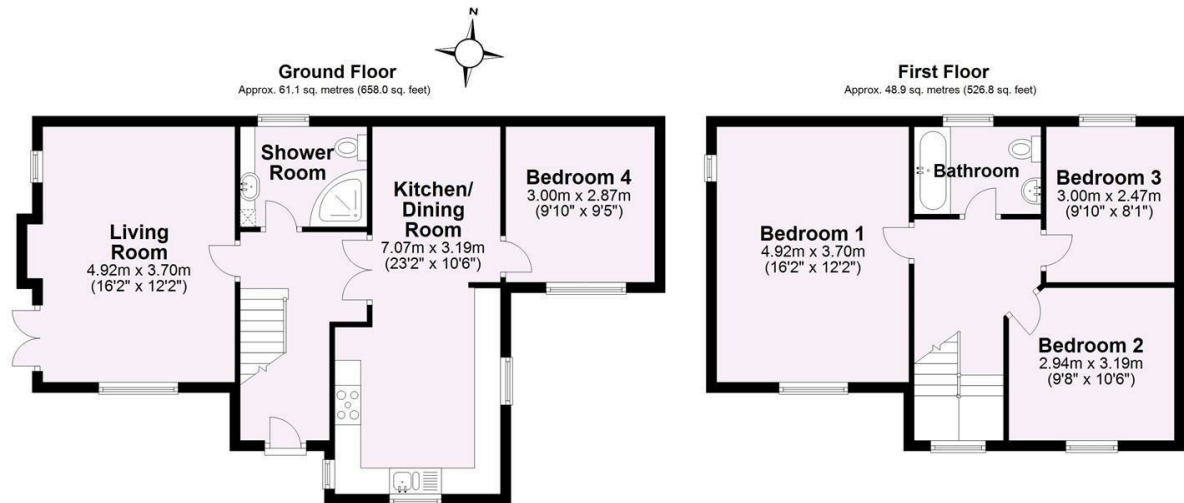
A FOUR BEDROOM DETACHED HOUSE located on a popular road in Fulford which has been tastefully modernised by the current owners, creating the opportunity to purchase a wonderful family home

- Four Bedroom Detached House
- Two Bathrooms
- Driveway
- Garage
- Modern Fitted Kitchen Breakfast Room
- Dual Aspect Master Bedroom
- Envable Fulford Location
- Double Glazed Windows
- Gas Fired Central Heating
- Viewings Advised

Guide Price £475,000

Tenure: Freehold

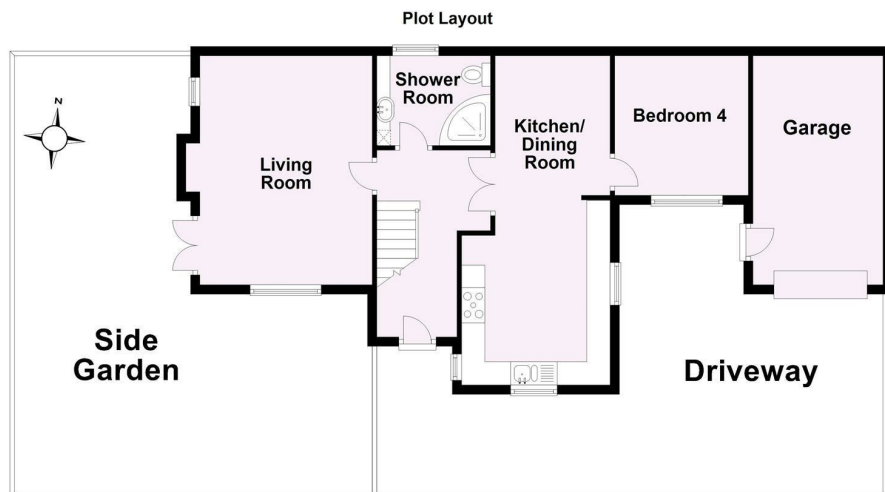
Council Tax Band: E



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



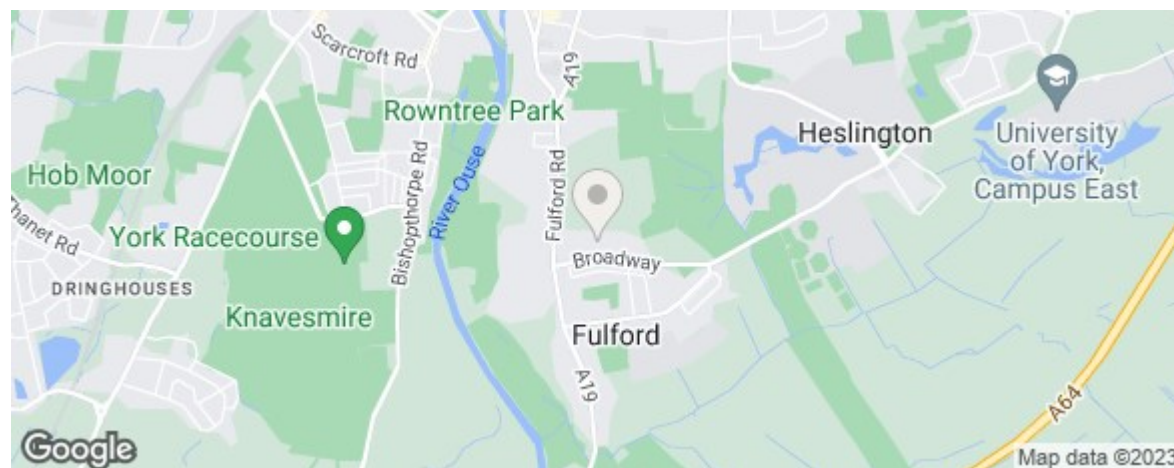




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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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