



HUDSON
MOODY

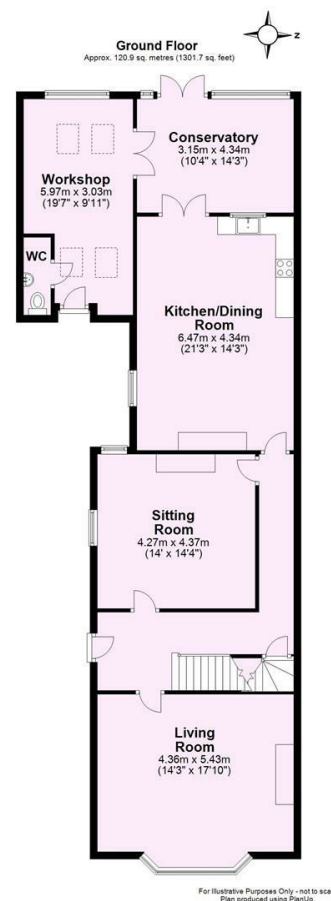
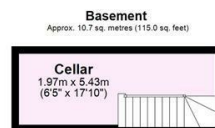
162 Fulford Road, York YO10 4DA

A spacious SEMI-DETACHED VICTORIAN HOUSE which retains much of its PERIOD CHARM AND ORIGINAL FEATURES situated in the SOUGHT AFTER Fulford Road area of York.

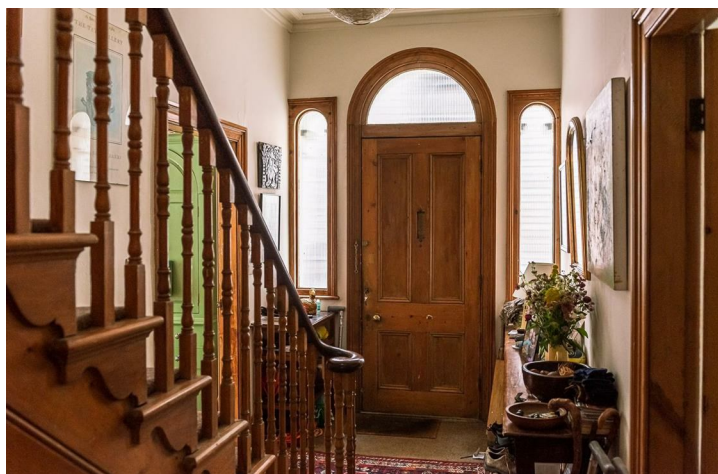
- Impressive Five Bedroom Victorian House
- Two Reception Rooms
- Large Open Plan Dining Kitchen
- Garden Room and Workshop
- Ground Floor WC and Basement Storage
- House Bathroom, Shower Room and En-Suite
- Beautiful Mature Cottage Garden
- Close to City Centre
- Private Off Street Parking

Guide Price £995,000

Tenure: Freehold



For illustrative purposes only - not to scale
Plan produced using PlanItUp







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		
	53	81
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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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.
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