



HUDSON
MOODY

10 Moorland Road, York YO10 4HF

A deceptively spacious MID TERRACE PERIOD TOWNHOUSE retaining its ORIGINAL CHARM AND CHARACTER, situated in a highly sought after area just off FULFORD ROAD between York city centre and Fulford village.

- Mid Terraced Period House
- Two Reception Rooms
- Open Plan Dining Kitchen. Utility Area. WC.
- Two First Floor Double Bedrooms
- Two First Floor Smaller Bedrooms/Study
- Family Bathroom
- Large Attic Room with En-Suite Shower Room
- Attractive Paved Terrace Garden
- Excellent Local Amenities and School Catchment Area
- Easy Access to City and A64.

Guide Price £500,000

Tenure: Freehold

Council Tax Band: D







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(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	78
(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	
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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.
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