



HUDSON
MOODY

35 Moorland Road, York YO10 4HF

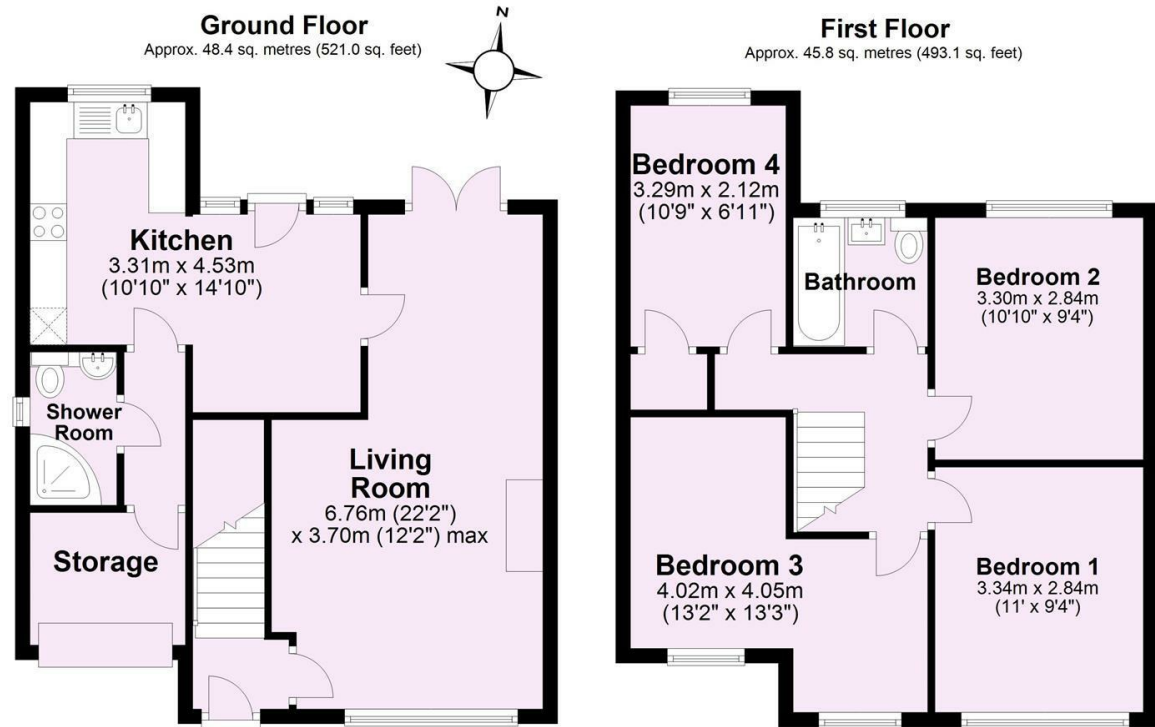
A FOUR BEDROOM, EXTENDED SEMI-DETACHED HOME with large tiered garden. Situated in the sought after location of Fulford within easy access of the City Centre and York University. Offered with no onward chain

- Extended Semi-Detached Home
- Potential Monthly Income of £1600
- Spacious Living Room with ample Space for Dining
- Modern Kitchen Dining Room
- Ground Floor Shower Room and Storage Area
- Four well proportioned bedrooms
- Private Two Tier Garden (Lower Garden on lease from MOD)
- Off Street Parking
- Excellent Location Close to York University and within the Catchment for Fulford Secondary School
- Close to Local Amenities including Major Supermarkets and Bus Service

Guide Price £350,000

Tenure: Freehold

Council Tax Band: B



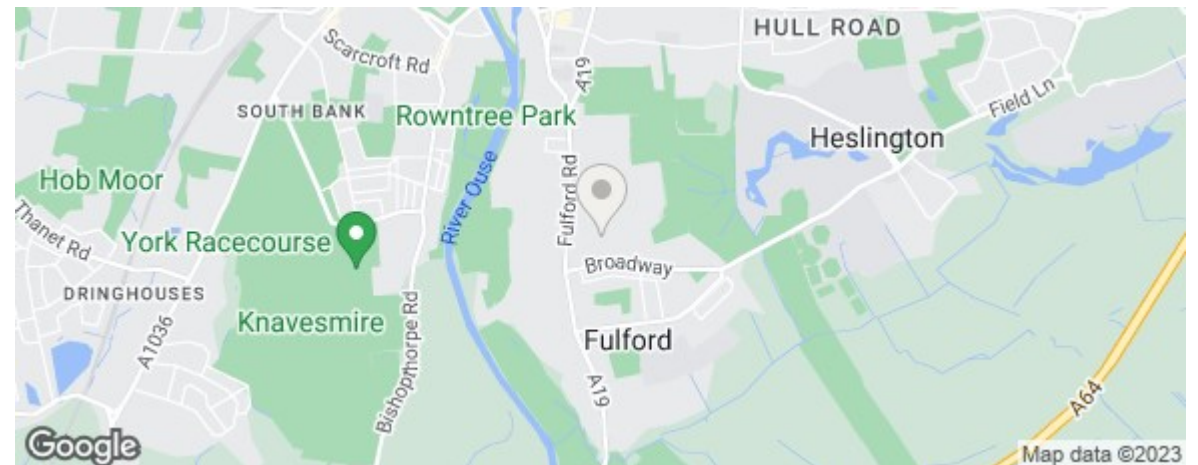
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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