



HUDSON
MOODY

48 Broadway West, York YO10 4JJ

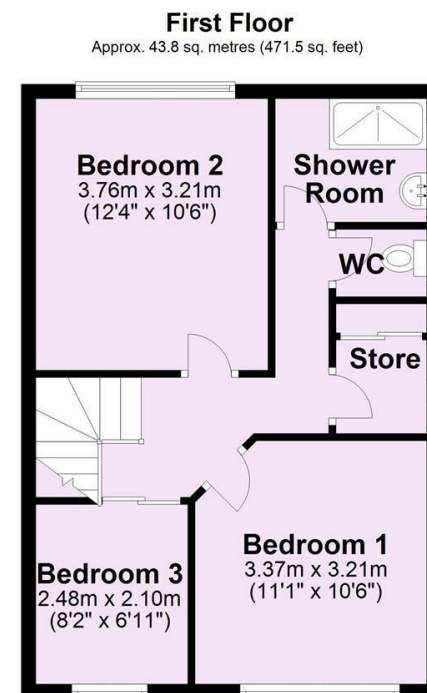
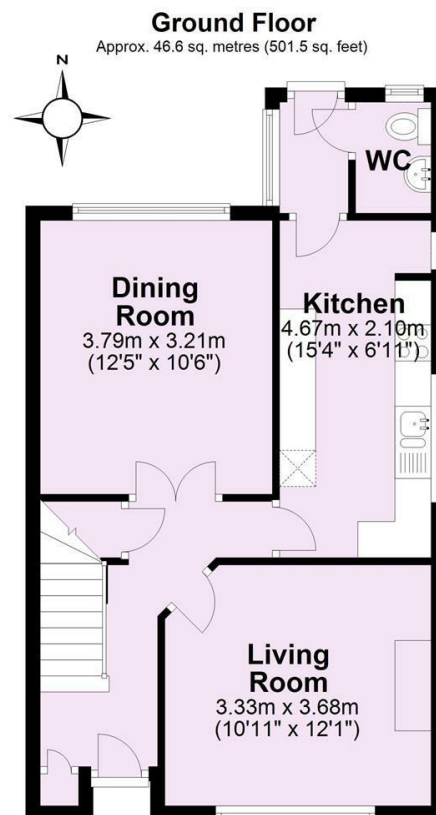
*** Viewing Recommended *** A
 TRADITIONAL SEMI-DETACHED HOUSE lying
 within the sought after Fulford Area of York with
 good sized front and rear gardens and
 detached garage. Situated in a quiet location off
 Fulford Road with easy access to the city
 centre, an abundance of local amenities, A64
 outer ring road and pleasant riverside walks.

- Spacious Semi-Detached House
- Two Reception Rooms
- Fitted Kitchen, Lobby and Ground Floor WC.
- Two Double Bedrooms and Separate Dressing Room.
- Single Room/Study
- Shower Room and Separate WC
- Low Maintenance Gardens and single Garage
- No Onward Chain
- Excellent Location. Riverside Walks into the City Centre and a Short Distance to Rowntree Park and the Knavesmire over the Millennium Pedestrian Bridge
- Within the Catchment Area of Fulford Secondary School

Guide Price £400,000

Tenure: Freehold

Council Tax Band: C



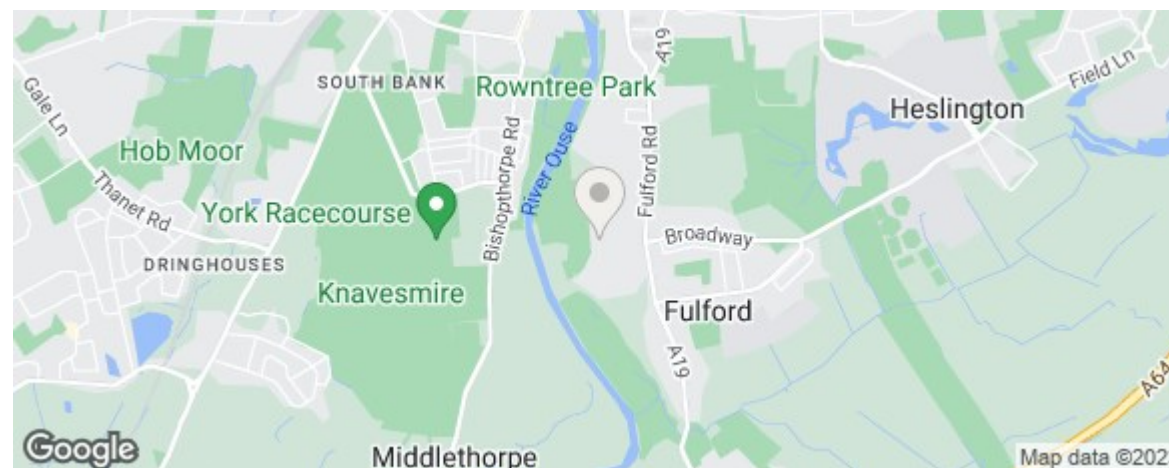
For Illustrative Purposes Only - not to scale
 Plan produced using PlanUp.







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



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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.
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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