



HUDSON  
MOODY

26 Maple Grove, Fulford, York YO10 4EH



**A DECEPTIVELY SPACIOUS**, four bedroom Semi-Detached home with **FLEXIBLE LIVING** space, off street parking and gardens situated in a **SOUGHT AFTER** location off **FULFORD ROAD** to the South of York.

This gorgeous four bedroom semi detached family home is accessed, via the front drive, through the front porch into an inviting hallway with WC off and useful understairs storage. The main living area, to the front of the house, features a large bay window letting in an abundance of light. To the back of the house and is lovely cosy second reception room with a large window overlooking the back garden. The fabulous rear extension is perfectly laid out to incorporate a modern kitchen area, dining space and family room further enhanced by bi folding doors leading onto the raised decked area. The kitchen boasts a wide range of units and integral appliances including a freestanding range style cooker.

To the first floor are three generous bedrooms and the family bathroom with contemporary freestanding bath. Stairs then lead to the second floor and the master bedroom set into the eaves. The property has the additional benefit of an integral storage space, ample off street parking and a generous, private, rear garden mainly laid to lawn with mature trees and shrubs. Located within easy reach of the A64, city centre and riverside walks, this property also lies within the catchment area for Fulford School.

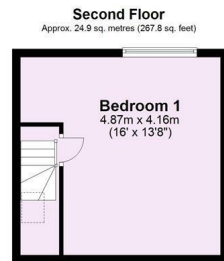
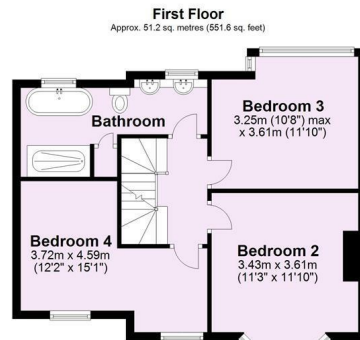
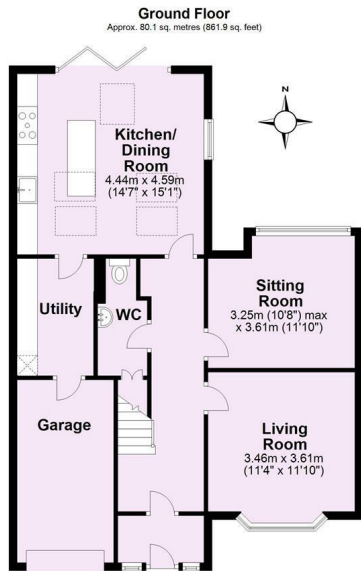


- Four Bedroom Home Over Three Floors
- Open Plan Dining/Kitchen Area with Bi Folding Doors
- Two Generous Reception Rooms
- Three Double Bedrooms
- Second Floor Master Bedroom
- Modern Family Bathroom
- Substantial Gardens To The Rear
- Integral Storage Room and Off Street Parking

**Offers In Excess Of £475,000**

Tenure: Freehold





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

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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			
		38	60
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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