



**HUDSON
MOODY**

128 Fulford Road, York YO10 4BE

City Surgery
Priority

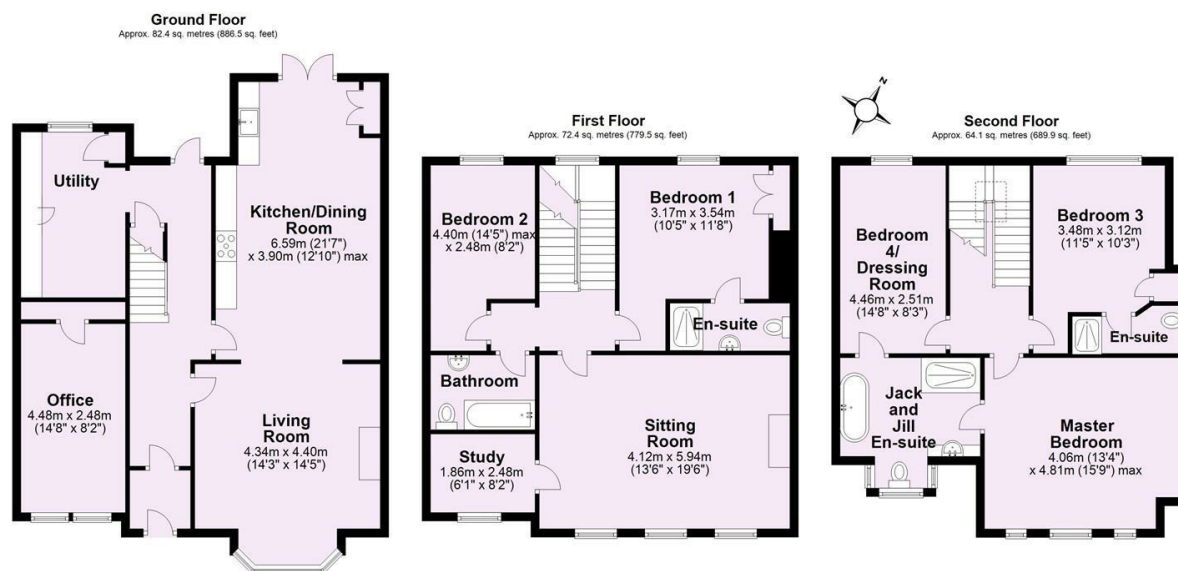
*** CALL FOR A VIEWING *** An impressive, beautifully restored circa 1870's DOUBLE FRONTED TERRACED TOWNHOUSE with an abundance of original and period features, situated in an enviable location close to York city centre.

- Impressive Period House with Double Garage
- Sympathetically Restored Throughout
- Open Plan Living Kitchen Dining
- Versatile Second Reception Room/Office.
- Six Double Bedrooms
- Four Bath/Shower Rooms
- Large Rear Gardens
- Excellent local schools
- Close to City Centre and Outer Ring Road
- No Onward Chain

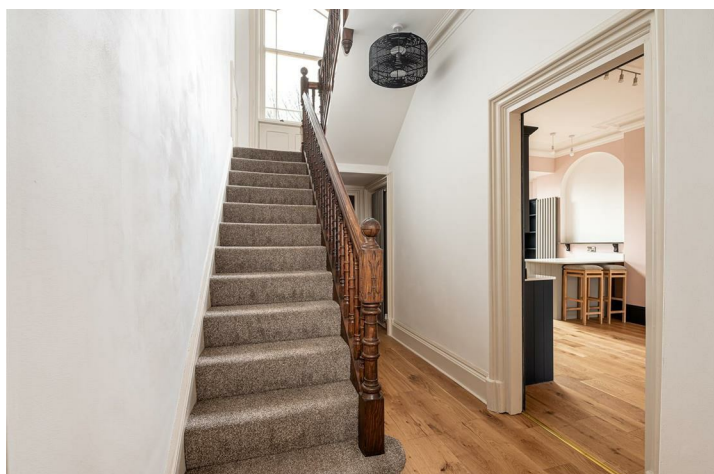
Guide Price £950,000

Tenure: Freehold

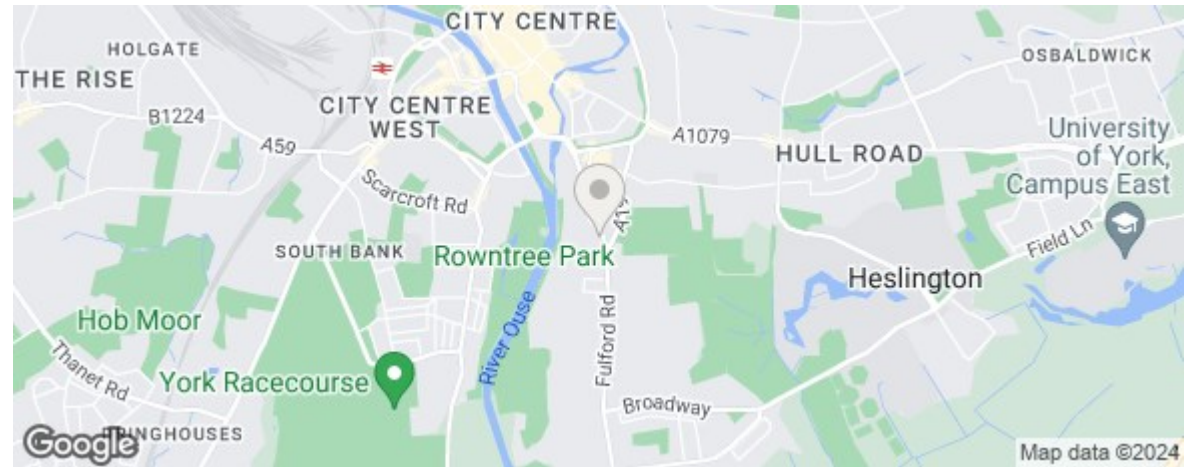
Council Tax Band: New Build



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



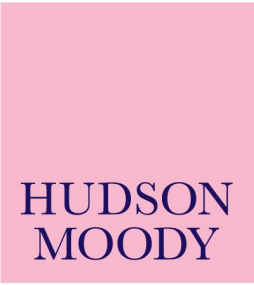




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com