



73 Cherry Wood Crescent, Fulford, York YO19 4QL

**HUDSON
MOODY**

A well presented, three bedroom Chalet Bungalow. Situated in the sought after of Fulford, lying to the South of York within easy reach of York city centre and the A19/A64

- Semi Detached Chalet Bungalow
- Living Through Dining Room
- Ground Floor Double Bedroom and Shower Room
- Separate WC
- Two First Floor Double Bedrooms
- Ample Storage
- Beautifully Maintained Front and Rear Gardens
- Detached Garage
- Parking for up to Four Cars
- Sought After Residential Area

Guide Price £300,000

Tenure: Freehold

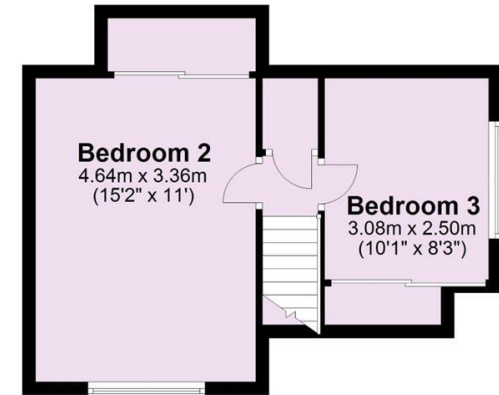
Council Tax Band: C



Ground Floor
Approx. 64.9 sq. metres (698.1 sq. feet)



First Floor
Approx. 30.5 sq. metres (328.6 sq. feet)



Total area: approx. 95.4 sq. metres (1026.6 sq. feet)

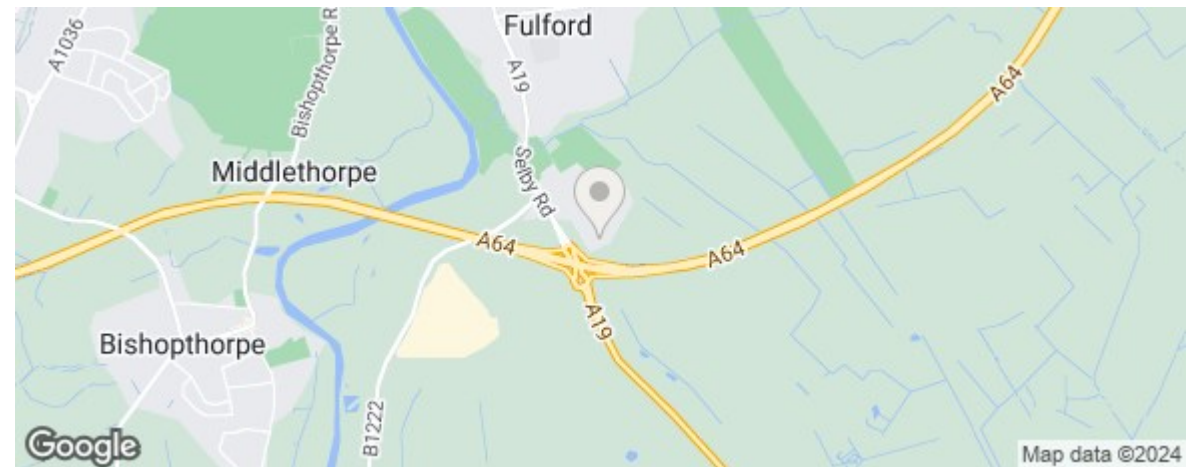
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		69	83
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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