



HUDSON
MOODY

86 Cherry Wood Crescent, Fulford, York YO19 4QN

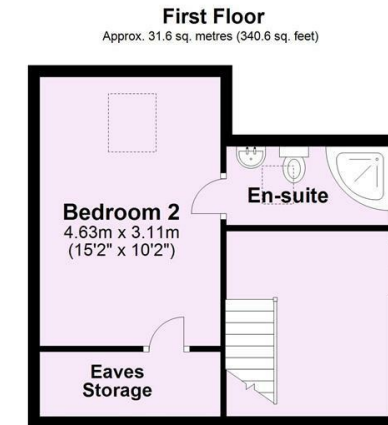
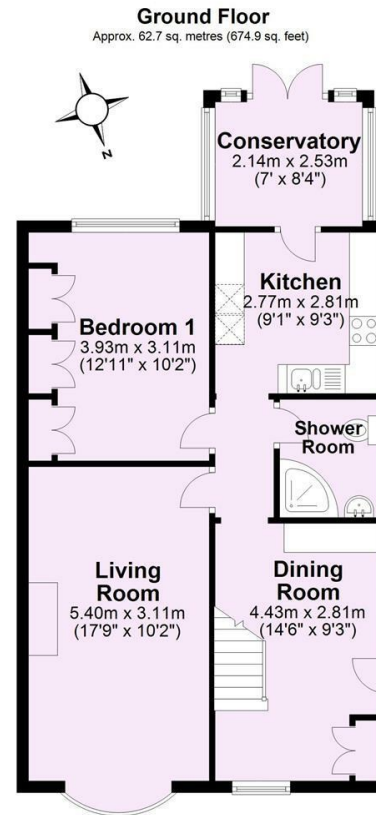
A TWO BEDROOM SEMI-DETACHED DORMER BUNGALOW with landscaped gardens, situated in a quiet residential road, lying close to Fulford and the A64.

- Excellent Two Bedroom Chalet Bungalow
- Modern Fitted Kitchen
- Large Living Room
- Separate Dining Room
- Downstairs Shower Room
- Conservatory / Garden Room
- Ground Floor Bedroom with Fitted Wardrobes
- First Floor En-Suite Double Bedroom
- Immaculate Gardens with Garage/Storage
- Quiet Tucked Away Location

Guide Price £300,000

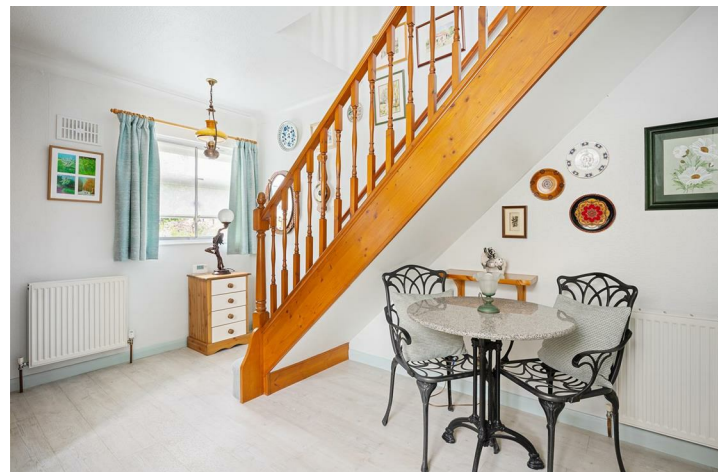
Tenure: Freehold

Council Tax Band: C



Total area: approx. 94.3 sq. metres (1015.5 sq. feet)

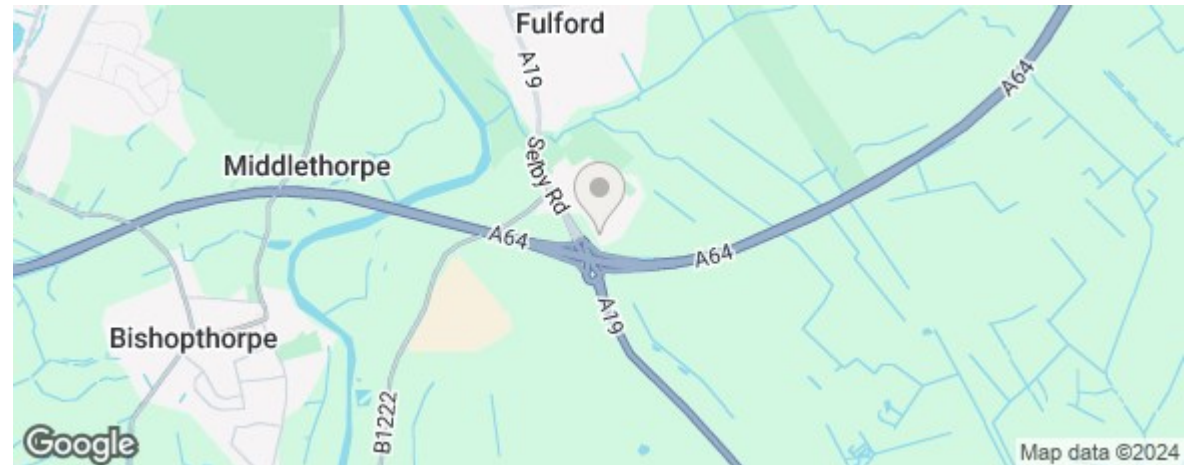
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(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	



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.

**HUDSON
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