



9 Endfields Road, Fulford, York YO10 4JB

HUDSON  
MOODY



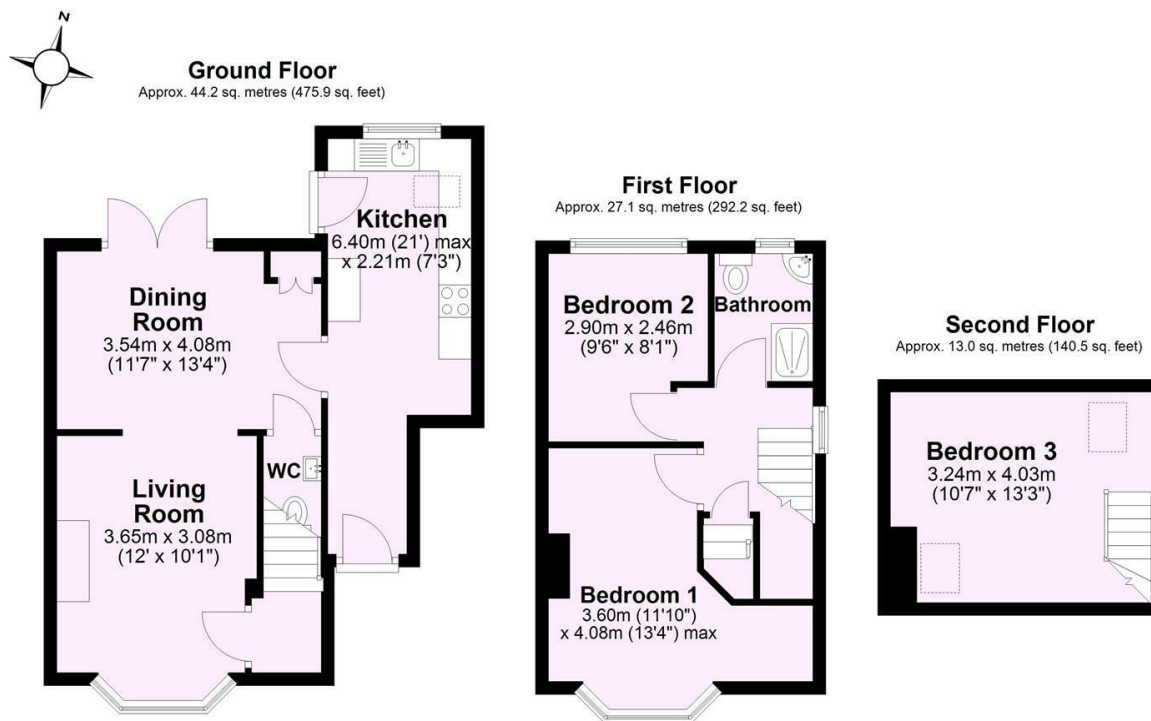
Set at the head of a quiet cul-de-sac off Grants Avenue in the popular Fulford area of York is this 3 bedroom TRADITIONAL 1930's SEMI-DETACHED HOUSE. The property has been extended to the side to create a good sized kitchen and a large attic bedroom on the second floor. The property stands on a good sized plot with off street parking, decked patio and a pleasant lawned garden.

- 1930s Semi-Detached House
- Open Plan Living and Dining Room
- Fitted Kitchen in Side Extension
- Downstairs WC
- Two First Floor Bedrooms and Attic Bedroom
- House Shower Room
- Driveway for Off Street Parking
- Attractive Lawned Garden to Rear
- Cul-de-Sac Location within Fulford
- Close to The University of York and Local Facilities

**Guide Price £385,000**

**Tenure: Freehold**

**Council Tax Band: B**



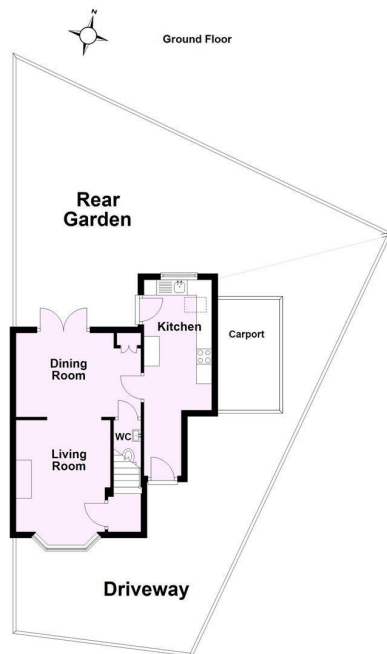
Total area: approx. 84.4 sq. metres (908.5 sq. feet)




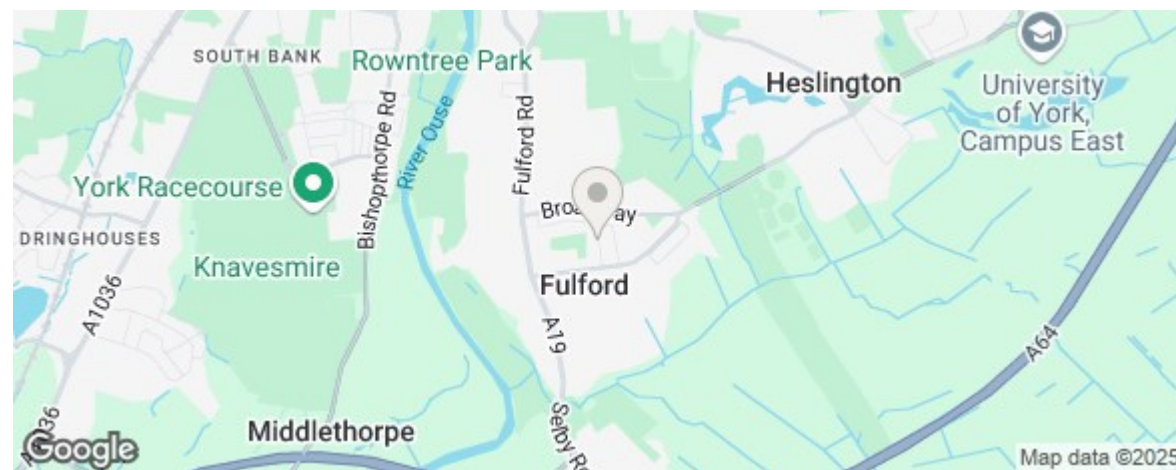








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & 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.

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