



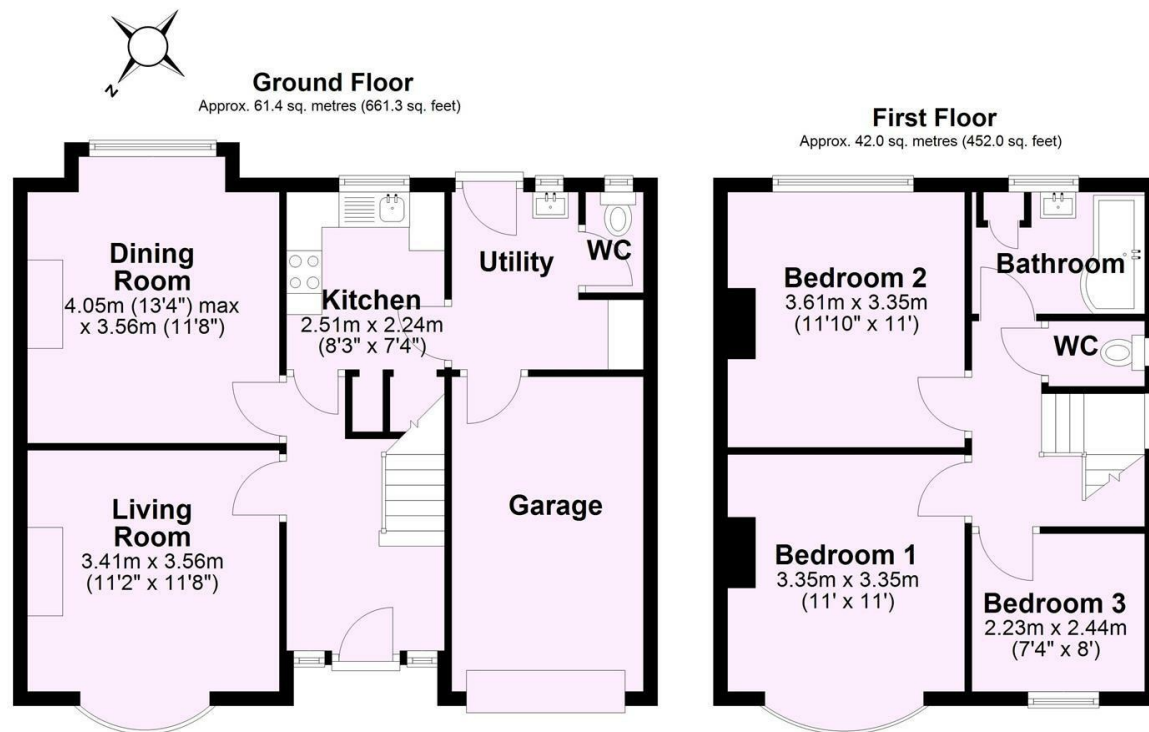
HUDSON  
MOODY

82 Heslington Lane, York YO10 4NA



Situated in the highly popular Fulford area of York you will find this well presented 1930's SEMI-DETACHED HOUSE that offers three bedrooms, two separate reception rooms and a SOUTH FACING GARDEN. Heslington Lane runs from Fulford through to The University of York at Heslington and offers easy access to the city centre and outer ring road.

- Large 1930's Semi Detached House
- Envious Location in Fulford
- Two Reception Rooms
- Utility Room and Separate WC
- Sunny South Facing Rear Garden
- Two Double Bedrooms
- Single Room/Office
- Modern Fitted House Bathroom
- Garage and Ample Off Street Parking
- Great Sized Plot



Total area: approx. 103.4 sq. metres (1113.3 sq. feet)

**Guide Price £400,000**

**Tenure: Freehold**

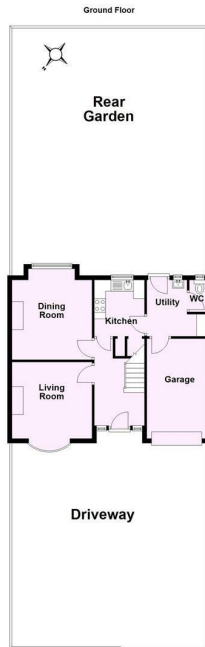
**Council Tax Band: C**



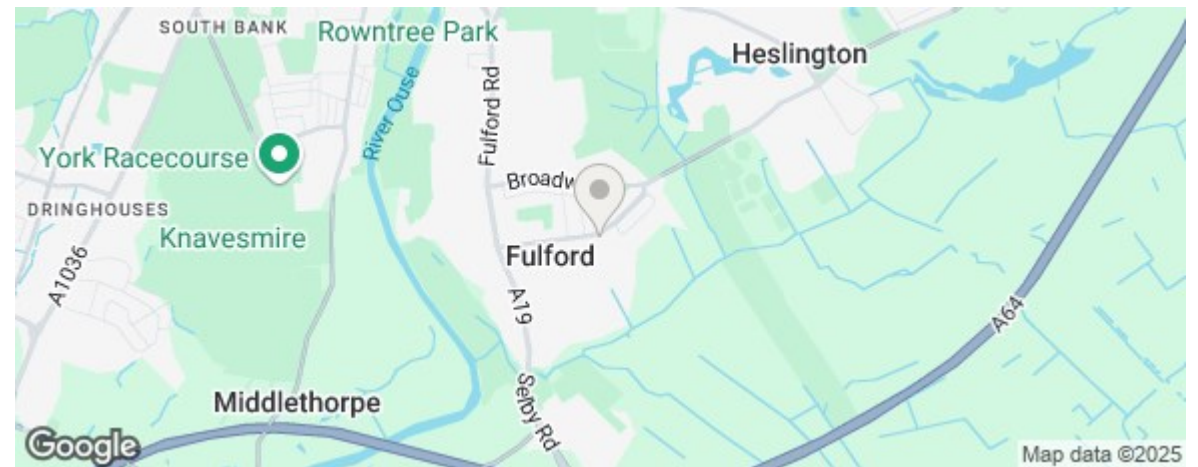








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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