



HUDSON
MOODY

8 Pavilion Row Main Street, Fulford, York YO10 4LJ

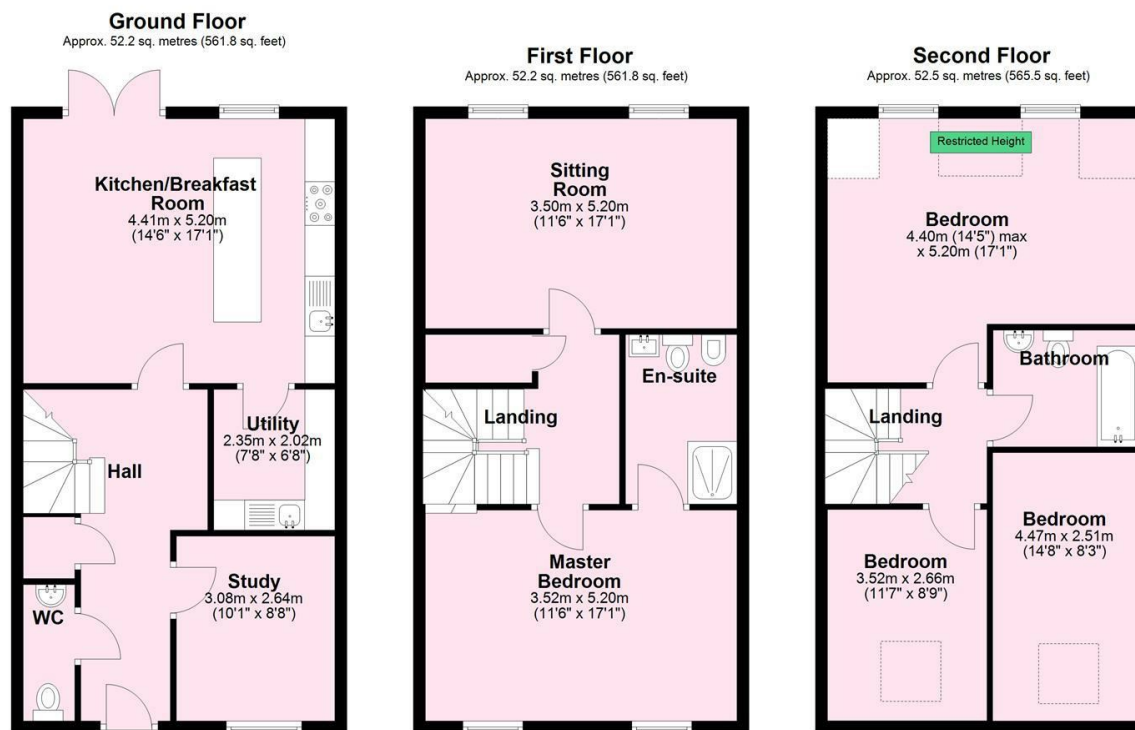
Nestled within the esteemed Pavilion Row in Fulford, this elegant four-bedroom townhouse seamlessly blends traditional architectural charm with contemporary comforts. Constructed in 2006, the residence offers over 1,650 sq ft of versatile living space across three meticulously designed floors.

- Stunning Townhouse in Fulford
- Four Bedrooms
- En-Suite to Principle Suite
- Gated Secure Off Road Parking for Two Cars
- South West Facing Courtyard Garden
- Open Plan Kitchen Dining Space and Separate Utility Room
- Perfect as a Lock Up and Leave
- Walking Distance to York City Centre along the River
- Fulford School Catchment
- Offered with No Onward Chain

Guide Price £575,000

Tenure: Freehold

Council Tax Band: F



Total area: approx. 156.9 sq. metres (1689.0 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

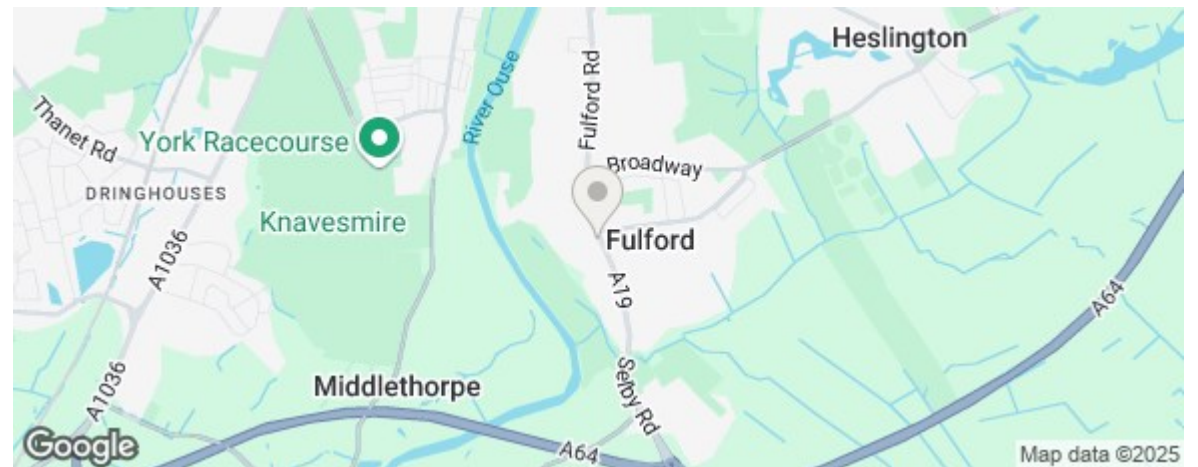
Plan produced using PlanUp.







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