

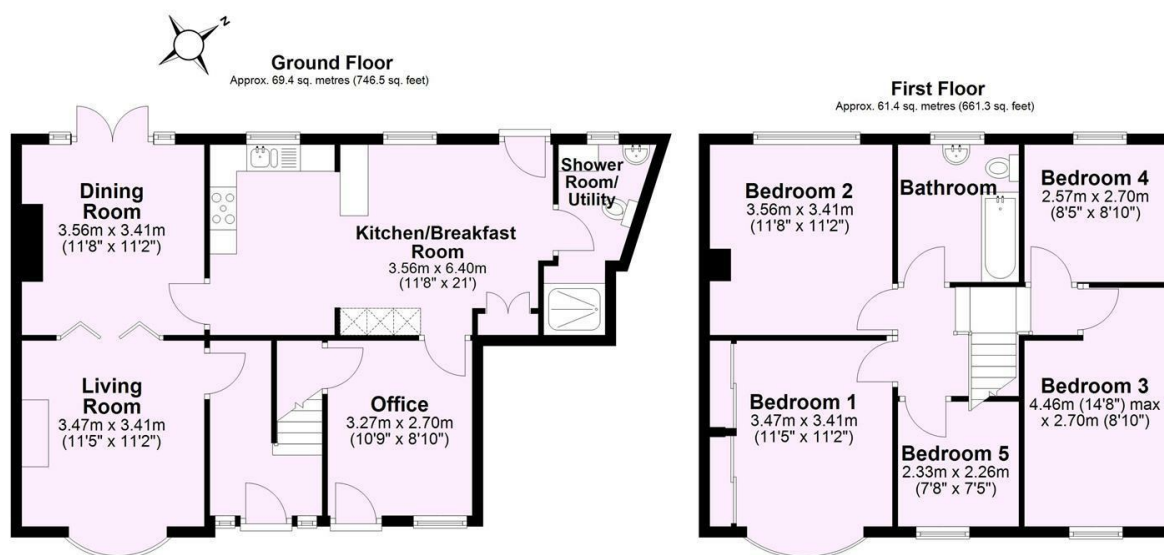


HUDSON
MOODY

20 Heslington Croft, Fulford, York YO10 4NB

Tucked away at the end of a quiet cul-de-sac just off Heslington Lane, this stunning and extended five-bedroom semi-detached home offers spacious living with three reception rooms, off-street parking, and generous gardens. Situated in the highly desirable Fulford area of York, the property enjoys excellent access to the A64, A19 to Selby, York city centre, and the University of York, making it ideal for families and commuters alike.

- Spacious and Superbly Updated and Extended Semi-Detached House
- Excellent Location close to York University
- Living Room continuing into Dining Room
- Impressive Modern Breakfast Kitchen
- Ground Floor Shower Room/Utility
- Office/Snug
- Four Double Bedrooms and a Single Room
- Immaculate House Bathroom
- Attractive Gardens
- Off Street Parking for a Number of Vehicles



Total area: approx. 130.8 sq. metres (1407.8 sq. feet)

Guide Price £595,000

Tenure: Freehold

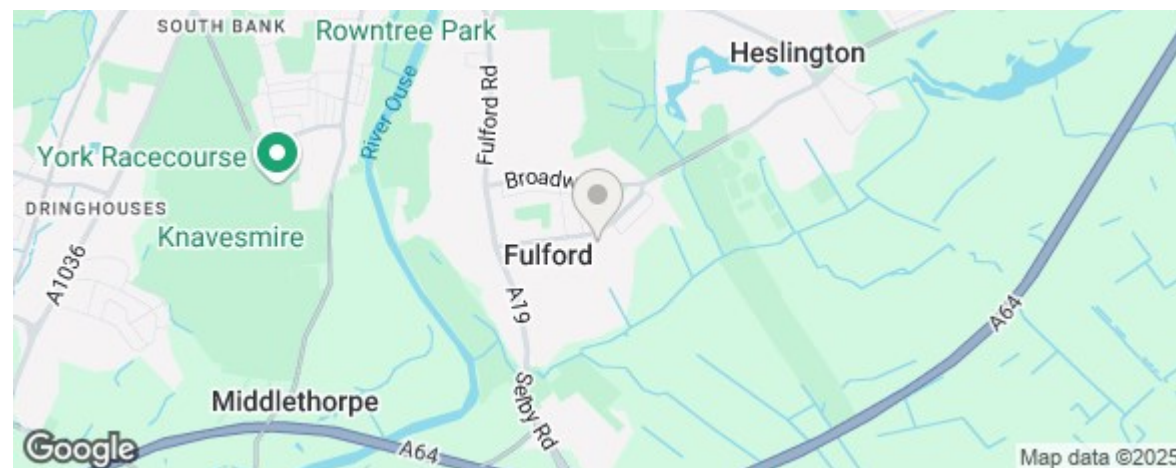
Council Tax Band: C







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	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com