



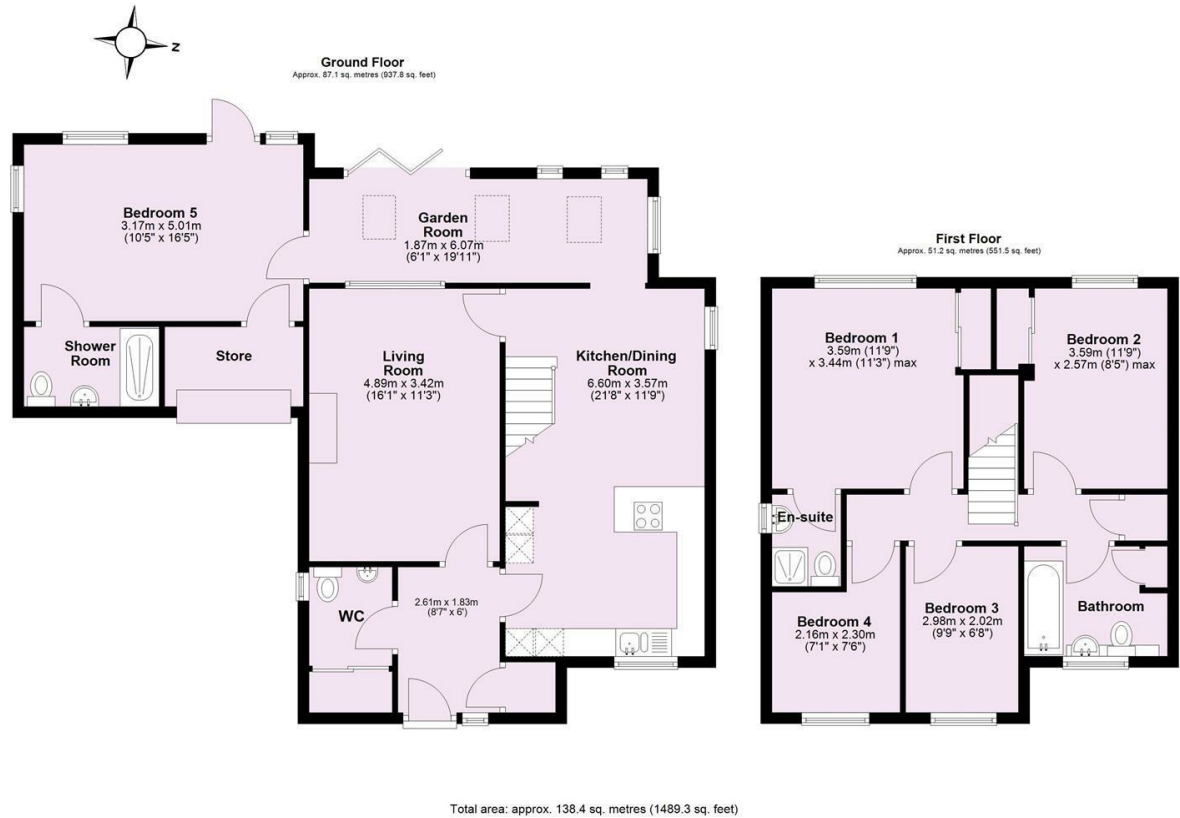
1 Danesmead Close, Fulford, York YO10 4QU

HUDSON  
MOODY



A beautifully presented and extended  
**FIVE BEDROOM DETACHED**  
**HOUSE** tucked away in an attractive  
 residential area just off the A19  
 Fulford Road and within easy reach of  
 York city centre and outer ring road.

- Impressive Detached House
- Convenient and Quiet Residential Area off Fulford Road
- Open Plan Dining Room and Kitchen
- Cosy Living Room
- Garden Room with Bi-fold Doors
- Ground Floor En-Suite Double Bedroom
- Four First Floor Bedrooms, Master En-Suite
- Immaculate House Bathroom
- Mature Rear Garden
- Off Road Parking for Two Vehicles



**Guide Price £625,000**

**Tenure: Freehold**

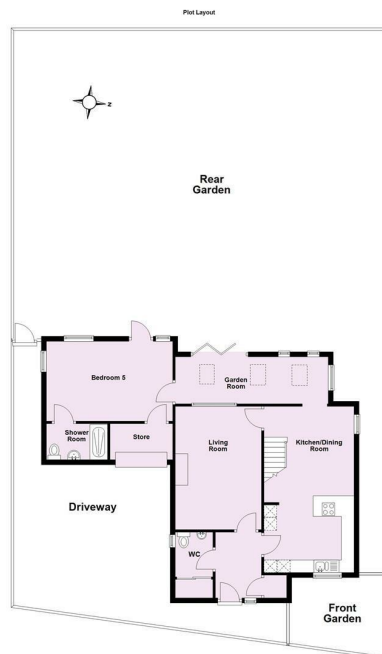
**Council Tax Band: E**



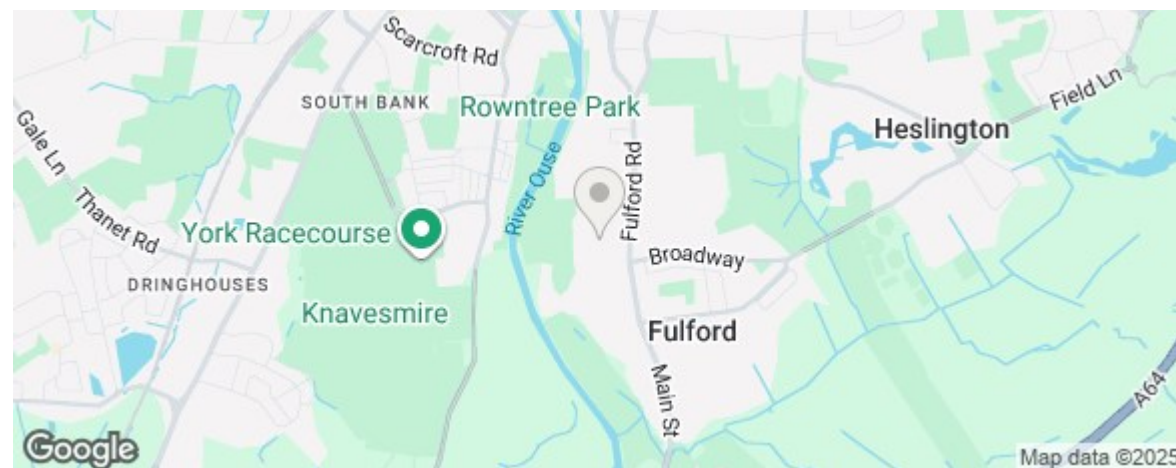








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.

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