

N A I S H

ESTATE AGENTS



YORK  
EST. 1939



24 Broadway, Fulford  
, York, YO10 4JW

Wonderful three bedroom semi detached home in the heart of Fulford!

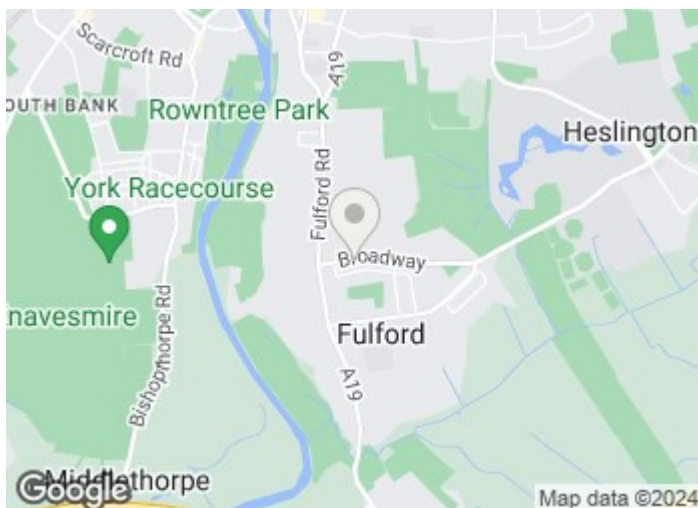
**Asking Price £425,000**

# 24 Broadway, Fulford

, York, YO10 4JW

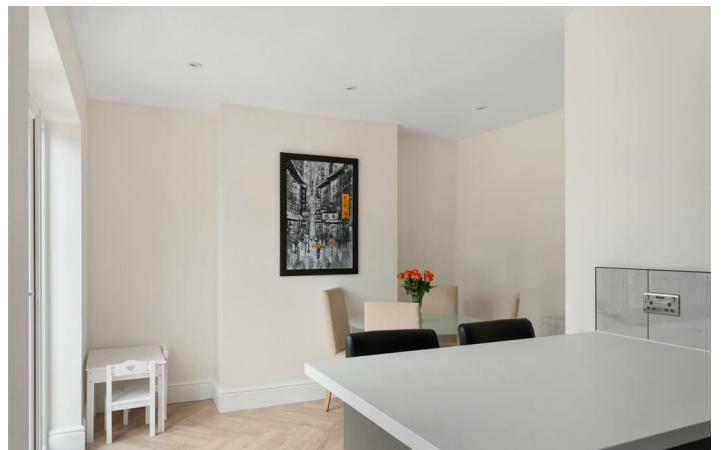


- Fully modernised throughout
- Off street parking
- Open plan kitchen diner
- Excellent schools
- Large Garden
- Three bedrooms



[Directions](#)



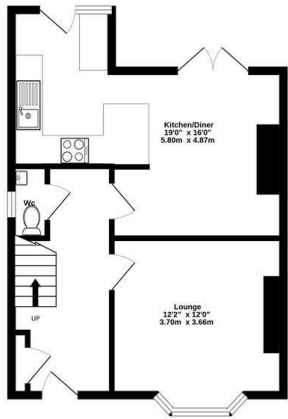


# Floor Plan

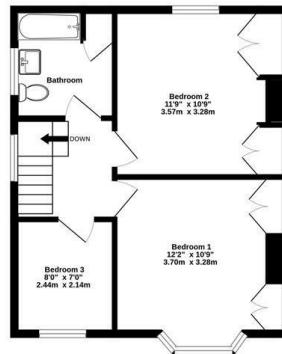
GARAGE  
132 sq.ft. (12.2 sq.m.) approx.



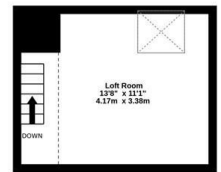
GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR  
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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	