



71 Risedale Drive

Fulford, York, YO19 4AJ

A Superb Modern two double bedroom semi-detached property. Garden with decking and pergola with off street parking. Must be viewed to appreciate the showhome quality of the fixtures and fittings. Great location in the Germany Beck development of Fulford.

Offers Over £310,000

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- Newly Built Modern Semi Detached
- 2 Double bedrooms
- Living Room, Downstairs WC
- Landscaped rear Garden
- Gas Central Heating and Double Glazed
- Great EPC rating of B
- Modern show home standard with High Specification Fitted Kitchen
- Parking Space for 1 vehicle
- Viewing is Highly Recommended

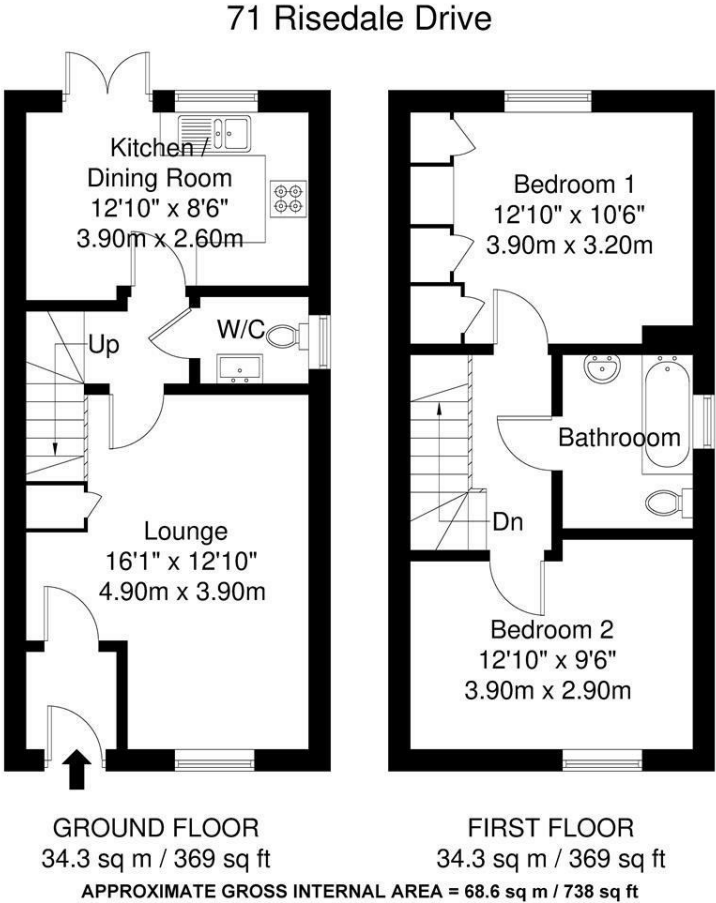
Property Description



Directions



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(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	