



HUDSON
MOODY

145 Broadway, Fulford, York YO10 4JY

145 Broadway

Approximate Gross Internal Area = 130.4 sq m / 1403 sq ft

A beautifully presented three-bedroom detached home, located on the highly desirable Broadway in Fulford, offering contemporary living in a prime York setting. The property benefits from excellent access to York city centre, the outer ring road, and the University of York, and is situated within the Fulford School catchment area.

- Stylish three bedroom detached home
- Modern Fitted Kitchen Diner with Integrated Appliances
- Utility Space
- Bright and Spacious Living Area
- Three Double Bedrooms
- Ensuite Shower Room
- Family bathroom with separate bath and shower
- Immaculate Garden
- Off Road Parking and Outside Storage
- Prime Fulford Location Close to Amenities, Schools, The University of York, and Transport Links

Guide Price £500,000

Tenure: Freehold

Council Tax Band: E

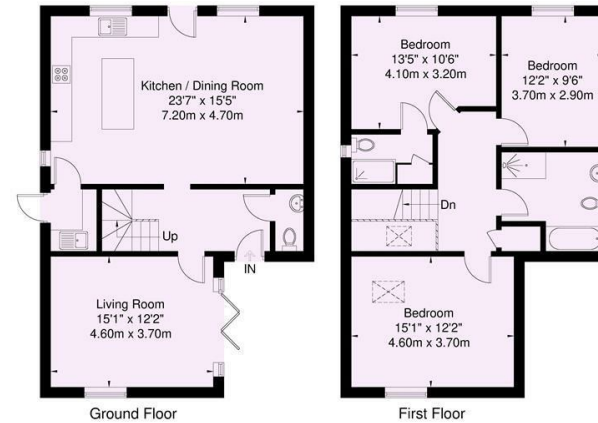


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





145 Broadway
Approximate Gross Internal Area = 130.4 sq m / 1403 sq ft

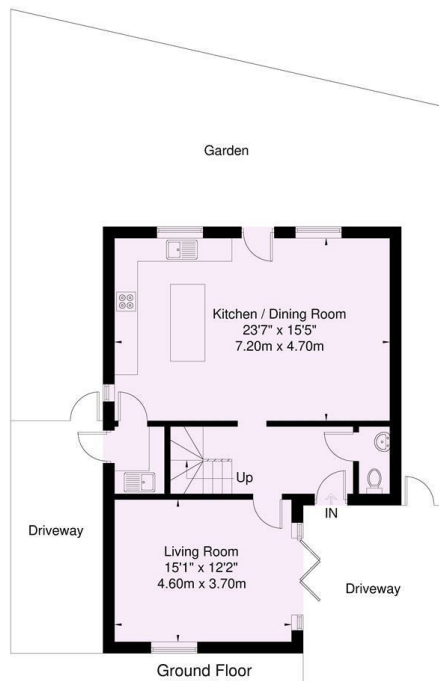
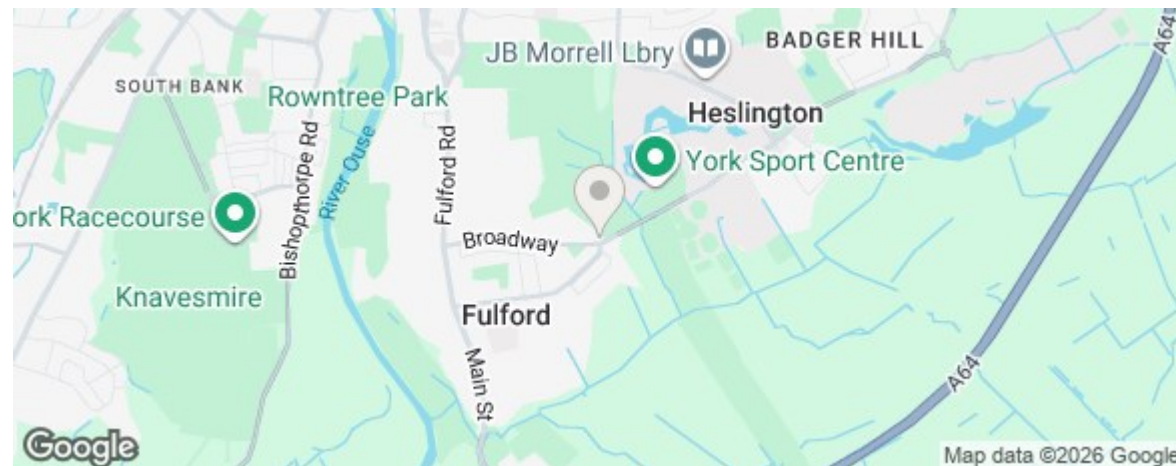


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com