



HUDSON
MOODY

56 School Lane, Fulford, York YO10 4LS

Situated on a quiet lane in the highly sought-after Fulford Village area of York, this beautifully updated and extended 4/5-bedroom detached house offers spacious, contemporary living with large lawned gardens and open views to the front over Fulford School playing fields.

The property has been thoughtfully renovated and now provides stylish open-plan accommodation in a superb location within easy reach of York city centre, the outer ring road, and the A19 (south).

- Updated Detached House in Excellent Location
- NO ONWARD CHAIN.
- Impressive Contemporary Open Plan Living Accommodation with Bi-fold Doors
- Versatile Separate Reception Room/Office/Bedroom 5.
- Ground Floor Cloakroom and Storage
- Three First Floor Double Bedrooms. Single Room/Study
- Contemporary House Bathroom with Bath and Shower Cubicle
- Beautiful Lawned Gardens with Large Patio
- Ample Off Street Parking.
- Close to Local Shops and Amenities

Offers In Excess Of £600,000

Tenure: Freehold

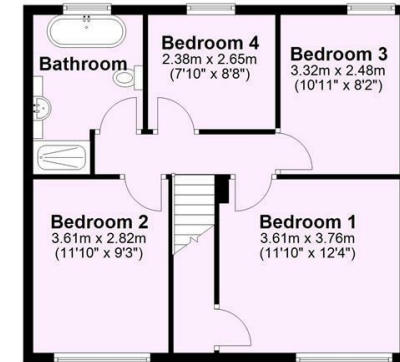
Council Tax Band: E



Ground Floor
Approx. 88.9 sq. metres (957.2 sq. feet)



First Floor
Approx. 53.5 sq. metres (576.3 sq. feet)



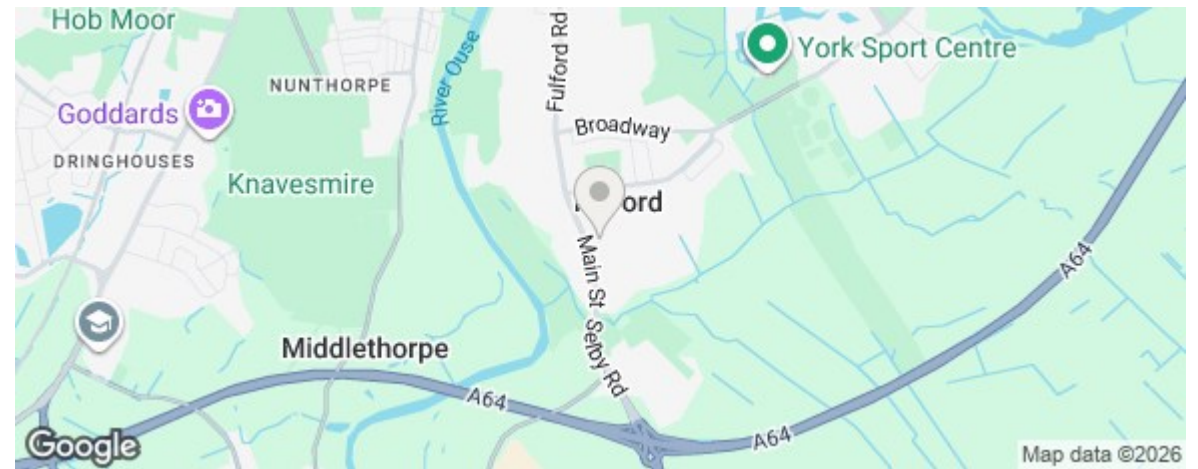
Total area: approx. 142.5 sq. metres (1533.5 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	64		
(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