
HUDSON
MOODY
53 Eller Lane, Fulford, York YO19 4AN

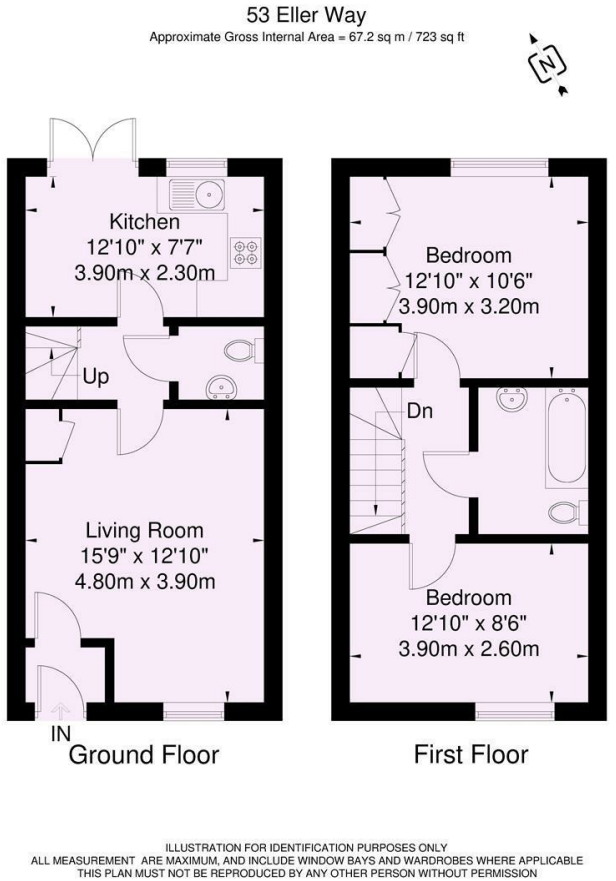
A smartly presented contemporary two bedroom semi-detached house situated in a recent development in the popular Fulford area of York close to Fulford School and the University of York.

- Modern Semi-Detached House
- Contemporary Design
- Living Room
- Dining Kitchen
- Ground Floor WC
- Two Double Bedrooms
- Immaculate Bathroom
- Off Street Parking
- Enclosed Rear Garden
- Close to Local Amenities within Fulford

Offers Over £270,000

Tenure: Freehold

Council Tax Band: C

















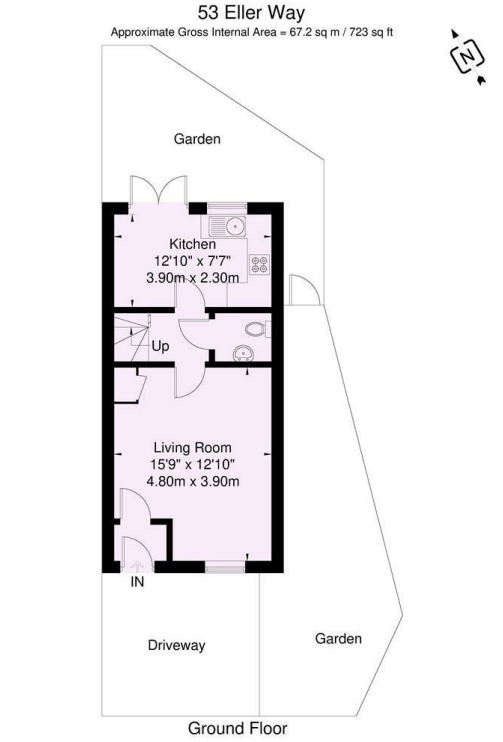
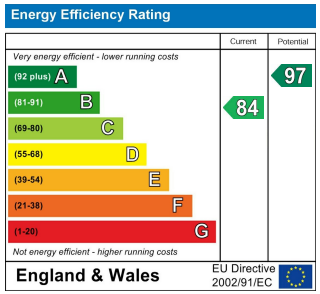
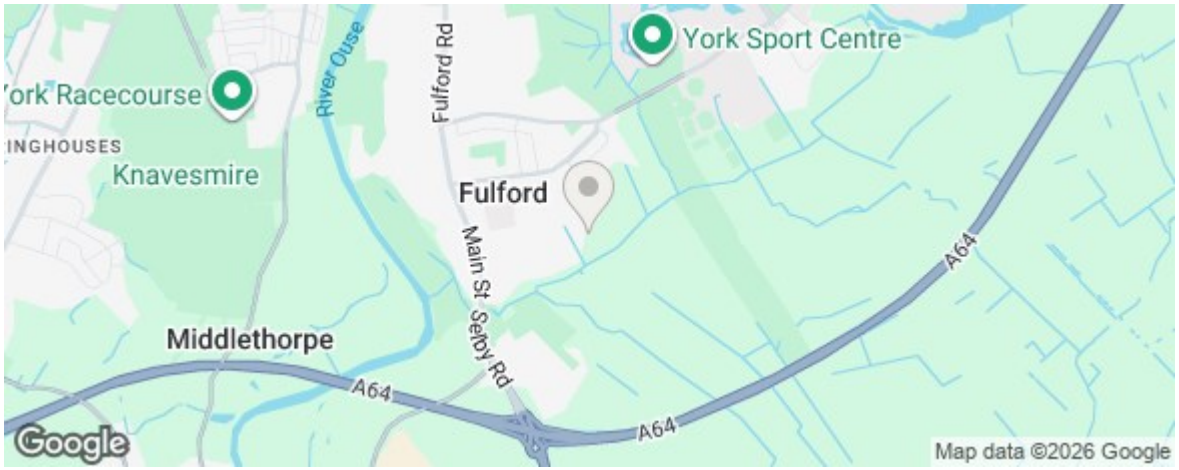


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







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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.

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