



HUDSON
MOODY

1 Fulford Park House, Main Street, Fulford, York
YO10 4PQ

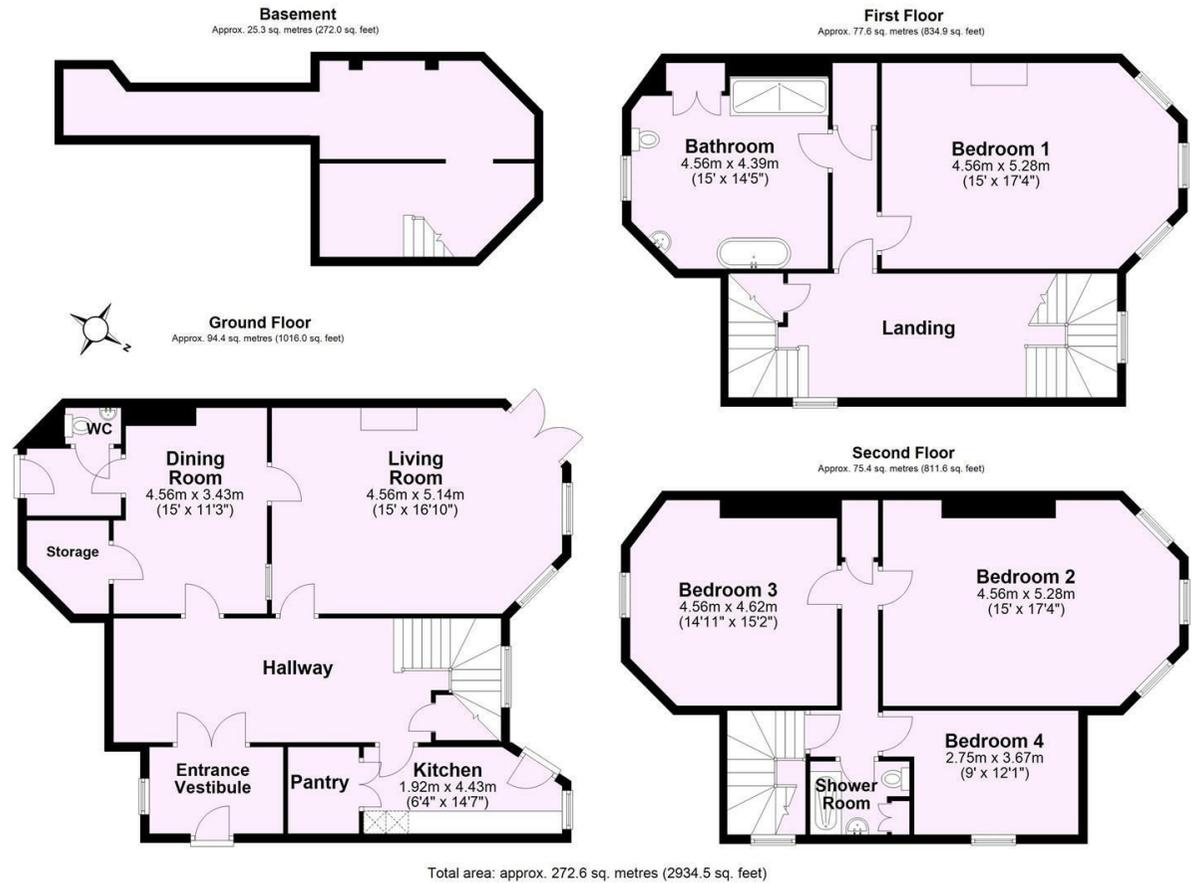
Offered to the open market for the first time in over 40 years, 1 Fulford Park House is the largest and most distinguished of just four luxury townhouses forming an exclusive development in the heart of Fulford. Positioned at the junction of Main Street and Heslington Lane, this exceptional Georgian residence offers rare character, architectural grandeur, and a remarkable sense of history, dating back to before 1751 when it was acquired by William Richardson.

- Over 2900 sq ft, Stylish Georgian House
- Elegant Living and Dining Rooms
- Fitted Kitchen and Walk-in Pantry
- Ground Floor Cloakroom and Storage
- Sweeping Original Staircase and Feature Stained Glass Window
- Superb First Floor Bedroom and House Bathroom
- Three Spacious Second Floor Bedrooms and Shower Room
- Adjacent Garden Room and Patio Area
- Beautifully Tended Gardens
- Garage and Parking

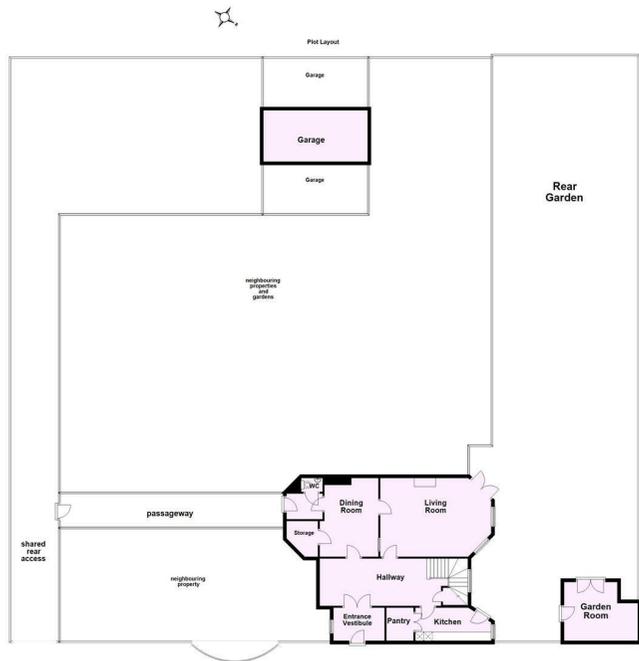
Offers Over £900,000

Tenure: Freehold

Council Tax Band: F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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