

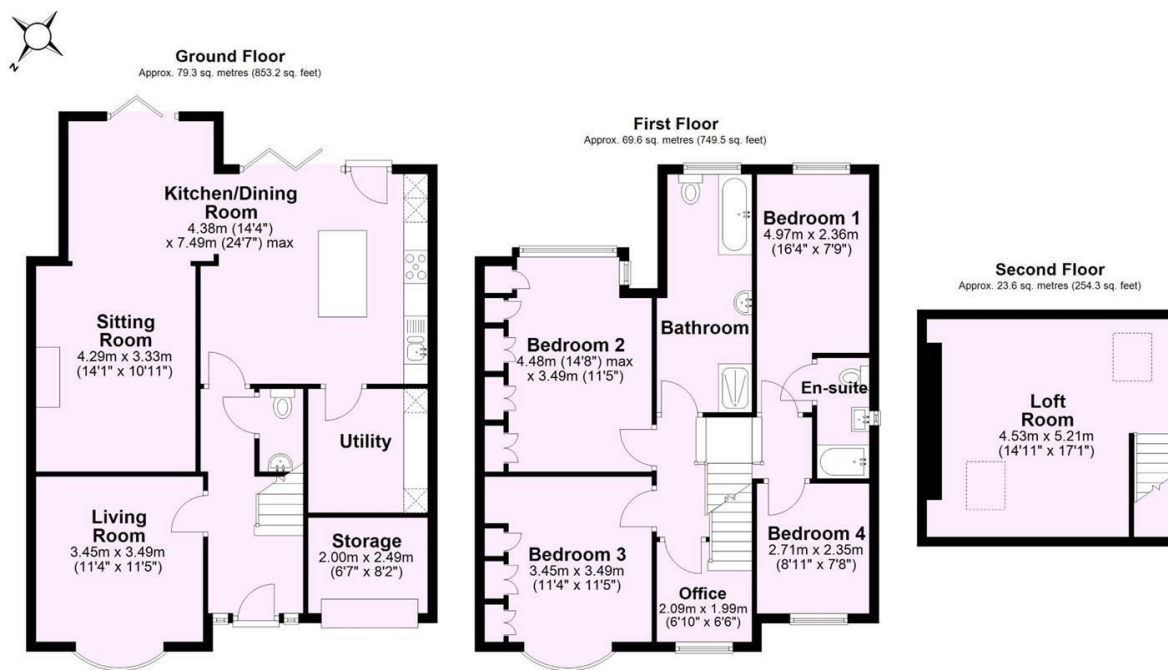


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82 Newland Park Drive, York YO10 3HP

A beautifully presented, four bedroom semi detached home with an additional second floor loft room. Situated in the highly sought after area of Fulford. Ideally positioned for easy access to York University, York city centre and the A64

- Substantial Semi Detached Family Home
- Arranged Over Three Floors
- Stunning Open Plan Kitchen Dining Area with Bifolds onto the Garden
- Two Further Reception Rooms
- Utility and Ground Floor WC
- Four Well Proportioned Bedrooms, one with En-Suite
- Second Floor Loft Room
- Generous Family Bathroom with Bath and Separate Shower
- Landscaped South East Facing Garden with Seating Areas and Ample Off Street Parking
- No Onward Chain



Total area: approx. 172.5 sq. metres (1857.0 sq. feet)

**Guide Price £495,000**

**Tenure: Freehold**

**Council Tax Band: C**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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	



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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.
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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**