



HUDSON  
MOODY

20 Harden Way, Fulford, York YO19 4AW



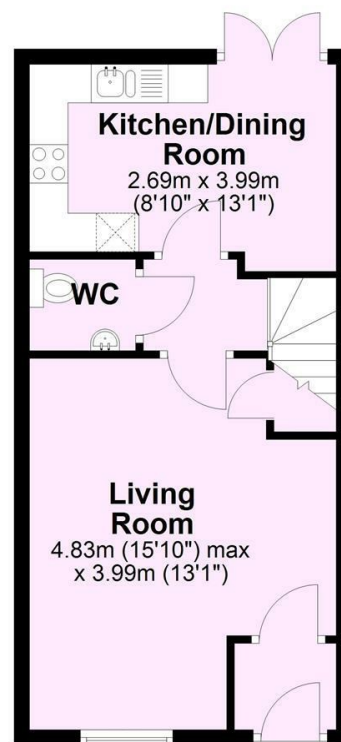
This is a beautifully presented TWO-BEDROOM, SEMI DETACHED house located in a recent development in the sought-after Fulford area of York. It offers easy access to the A64, which connects to the motorway network.

- OFFERED WITH NO ONWARD CHAIN
- Modern Semi-Detached House
- Living Room
- Breakfast Kitchen
- Two Double Bedrooms
- Family Bathroom and Ground Floor WC
- Garage and Parking
- Walled Rear Garden
- Selection of Local Shops and Services within Fulford Village
- Easy Access to York and A64.

**Guide Price £315,000**

**Tenure: Freehold**

**Council Tax Band: C**



**First Floor**  
Approx. 34.5 sq. metres (371.4 sq. feet)



Total area: approx. 68.7 sq. metres (739.4 sq. feet)

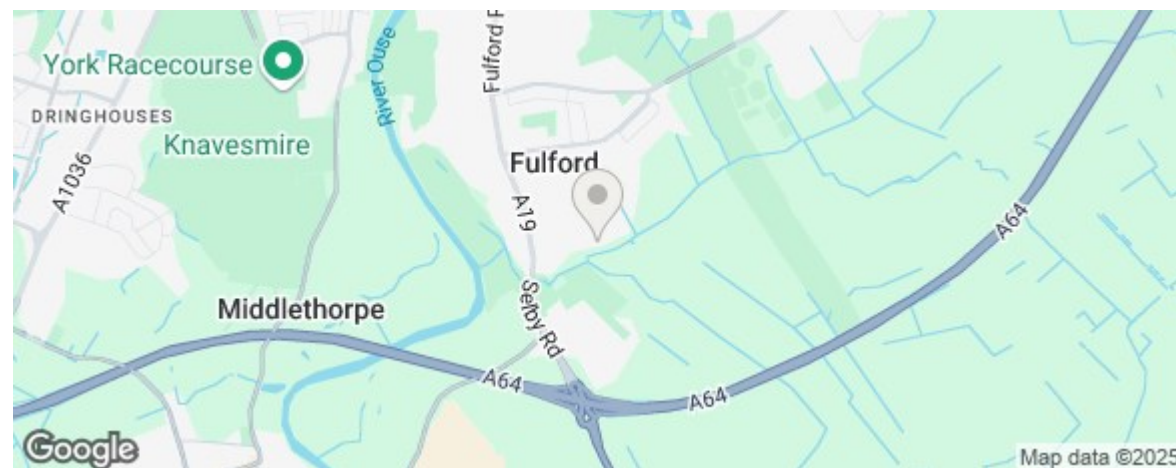








| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>96</b> |
| (81-91) <b>B</b>                            | <b>83</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**