



HUDSON
MOODY

6 Eliot Court, Fulford, York YO10 4LP

A well presented, two double bedroom terrace home. Situated in the modern and desirable development of Eliot Court, lying just off Fulford Road. Within easy reach of the city centre, the A64, a wealth of amenities and nearby riverside walks. Benefiting from allocated parking.

- Modern Terrace Home
- Excellent, Convenient Location Offering a Wealth of Amenities
- Living Dining Room with Doors onto the Garden
- Kitchen with Space for Appliances
- Two Double Bedrooms
- House Bathroom
- Delightful Enclosed Private Garden
- Allocated Off Street Parking Plus Visitors Spaces
- Share of the Freehold
- No Onward Chain

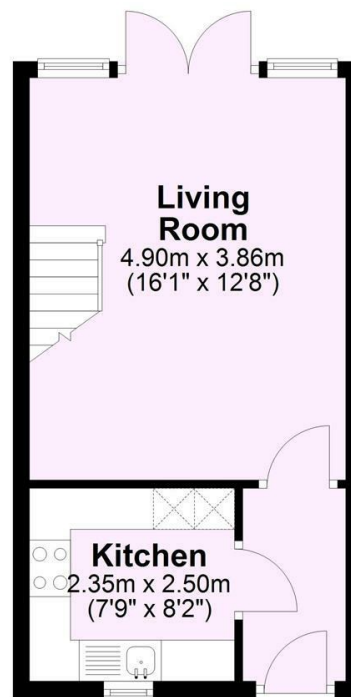
Guide Price £270,000

Tenure: Leasehold - Share of Freehold



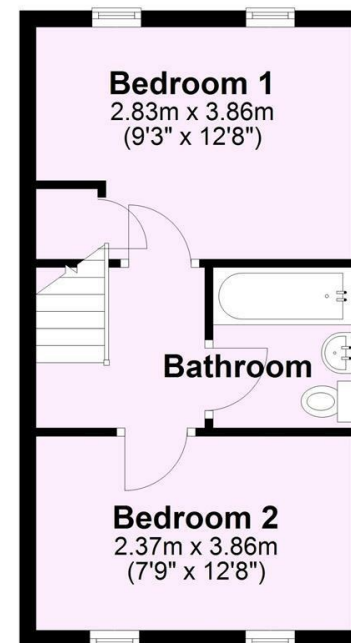
Ground Floor

Approx. 28.4 sq. metres (305.3 sq. feet)



First Floor

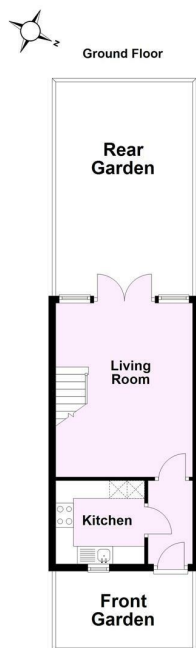
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Total area: approx. 56.7 sq. metres (610.6 sq. feet)







| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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.

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