



**HUDSON
MOODY**

24 Harden Way, Fulford, York YO19 4AW

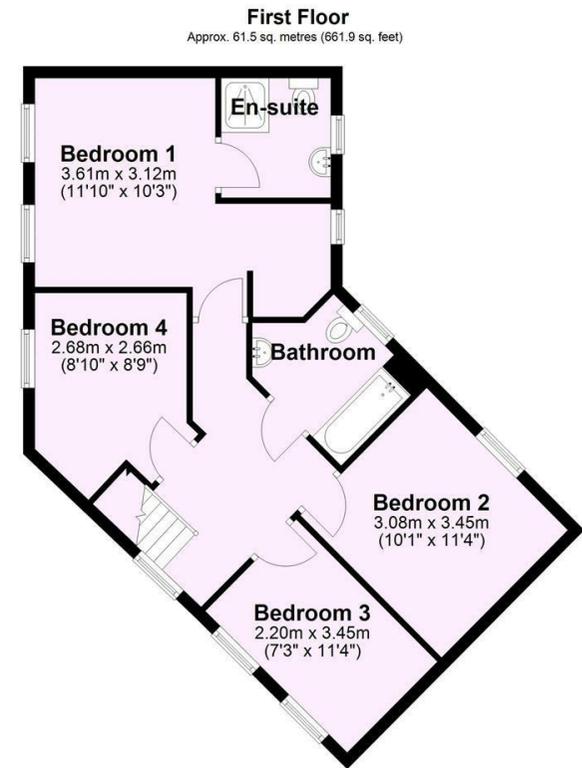
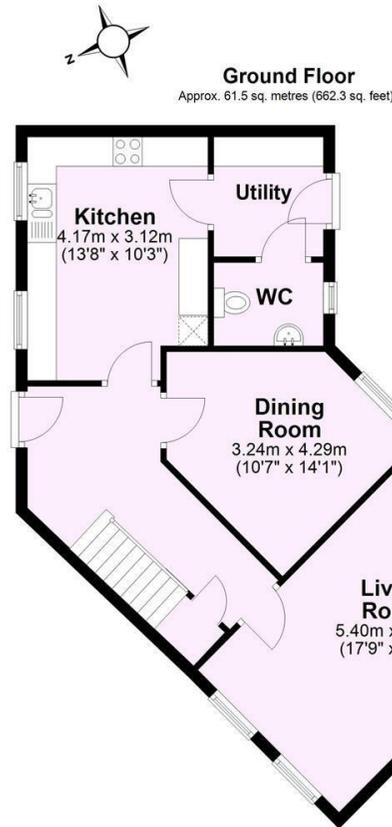
Situated within a smart new development in the popular Fulford area of York, you will find this spacious four bedroom semi-detached house with garage, parking and south facing garden. The property offers superb modern accommodation with two reception rooms and en-suite master bedroom. The house lies in a superb location close to Fulford village and within easy reach of the University of York campus, York city centre and the A64.

- Impressive Modern Semi-Detached House in Fulford
- 1,324 Square Foot of Accomodation
- Two Reception Rooms
- Spacious Kitchen Diner, Utility and Ground Floor WC
- Master Bedroom with En-Suite Shower Room
- Three Further Double Bedrooms
- Immaculate House Bathroom
- Driveway and Single Garage
- Private South Facing Garden and Patio
- Excellent Location

Guide Price £450,000

Tenure: Freehold

Council Tax Band: E



Total area: approx. 123.0 sq. metres (1324.2 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(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	



**HUDSON
MOODY**

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