



HUDSON
MOODY

3 Prospect Terrace, Fulford, York YO10 4PT

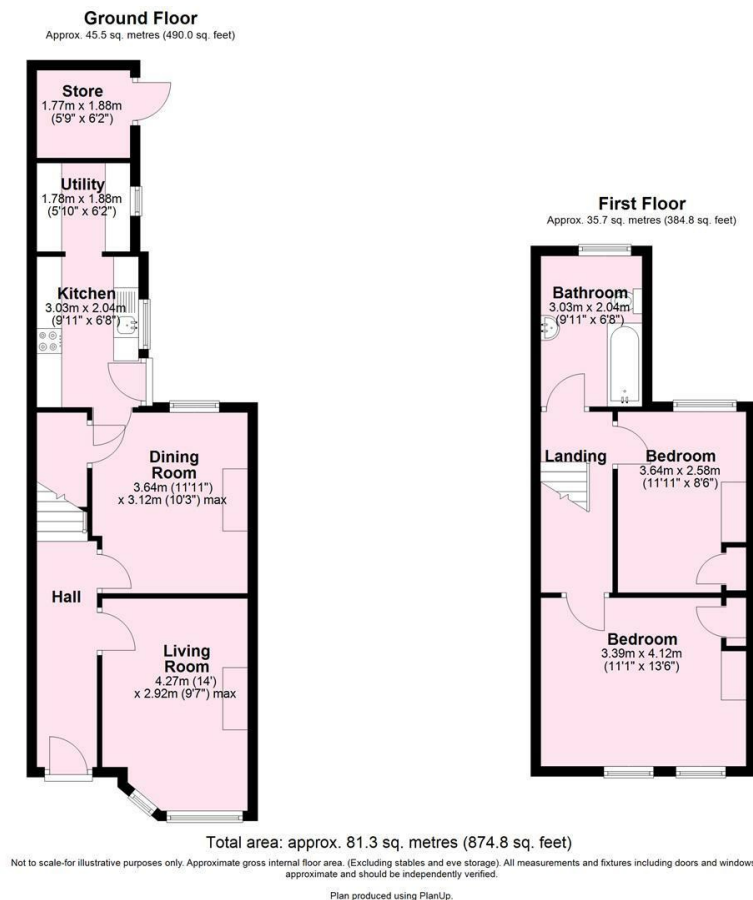
A well maintained two-bedroom Victorian terraced house that retains many charming period features and offers scope for further enhancement. The property comprises two reception rooms, a kitchen, and a utility room on the ground floor, with two generously proportioned bedrooms and a house bathroom located on the first floor.

- Attractive Victorian Terraced House
- Situated in the Popular Fulford Area of York
- Good Access to York and Local Shops
- Two Reception Rooms
- Kitchen and Utility Area
- Two Bedrooms
- House Bathroom
- Enclosed Courtyard and Store Room to Rear
- Easy Access to the A64 Ring Road

Guide Price £300,000

Tenure: Freehold

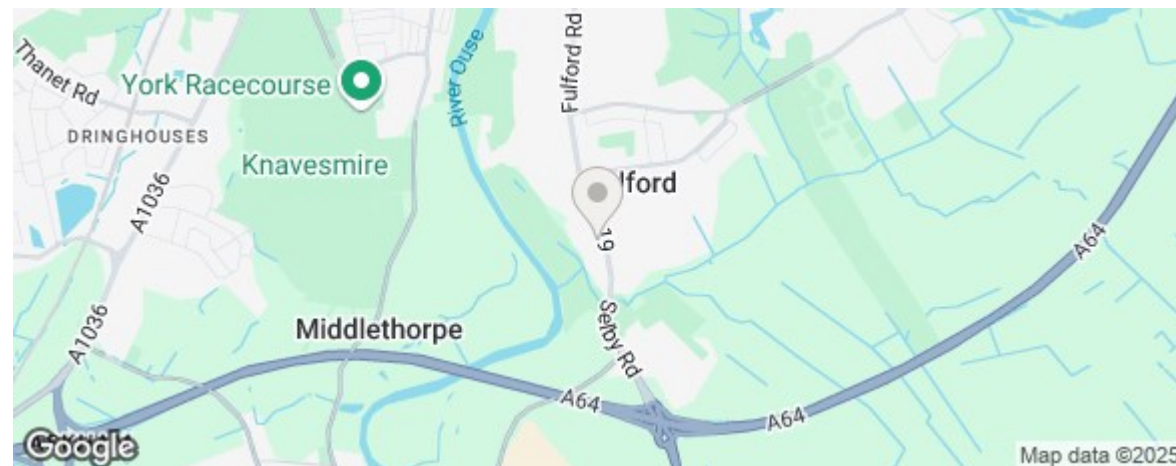
Council Tax Band: B







| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 58 | |
| (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.

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