



HUDSON  
MOODY

40 Broadway West, York YO10 4JJ



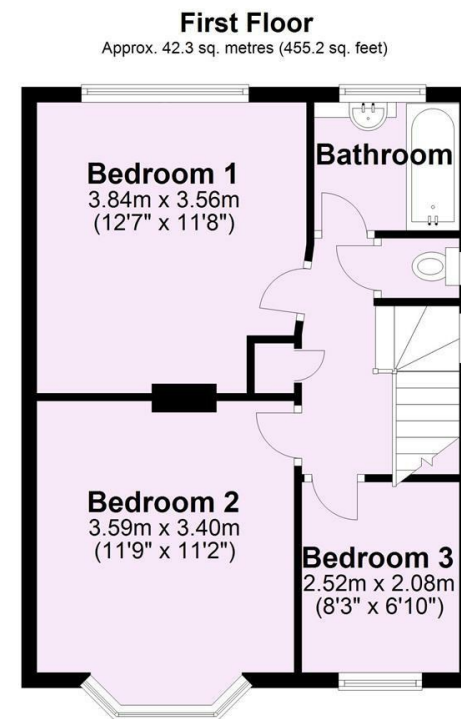
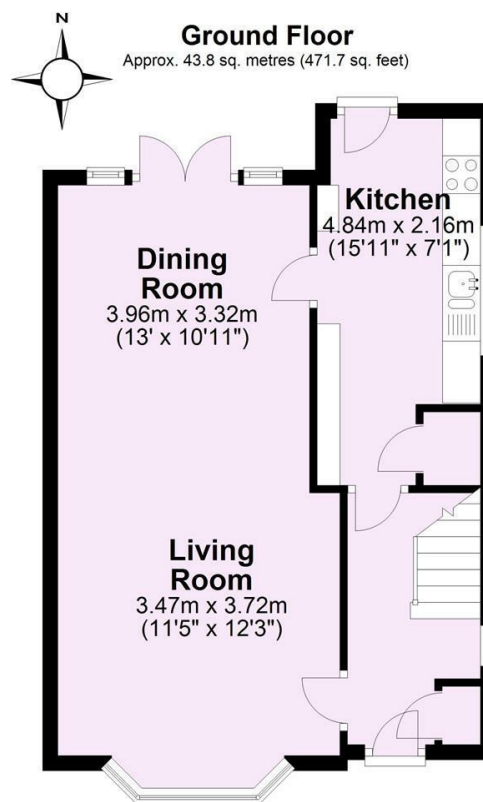
Broadway West is a smartly presented **THREE BEDROOM TRADITIONAL SEMI-DETACHED HOUSE** with well maintained gardens, parking and separate garage. The house is situated in the popular Fulford area of York on a tree lined road providing easy access to both the city centre and A64 outer ring road.

- Traditional 1930's Semi-Detached House
- Through Living and Dining Room
- Spacious Fitted Kitchen
- Two Generous Double Bedrooms
- Small Single Bedroom or Study
- House Bathroom
- Well Maintained Front and Back Gardens
- Separate Single Garage and Off Road Parking for Multiple Cars
- Tranquil Location
- No Onward Chain

**Guide Price £425,000**

**Tenure: Freehold**

**Council Tax Band: C**



Total area: approx. 86.1 sq. metres (926.9 sq. feet)

For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



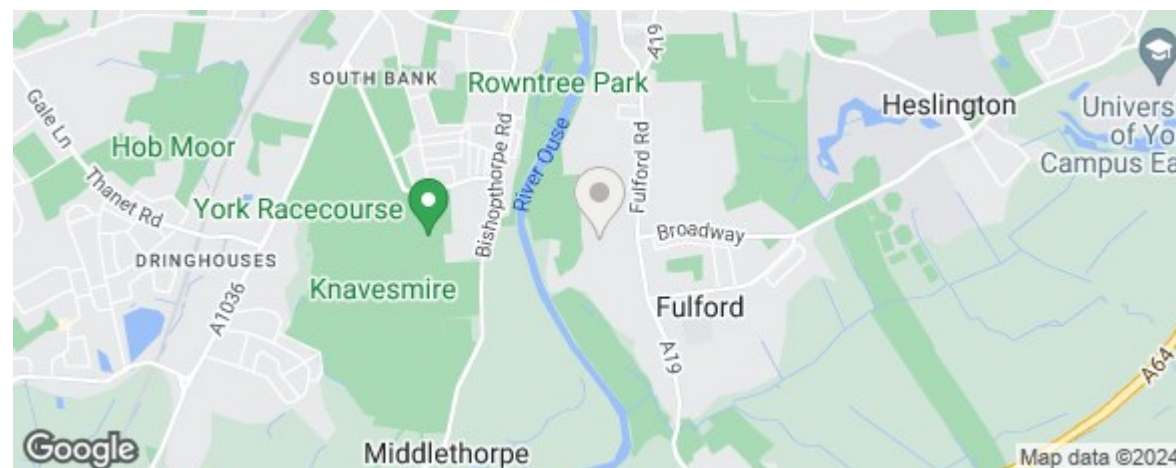








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



#### 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.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**