



HUDSON
MOODY

134 Fulford Road, York YO10 4BE

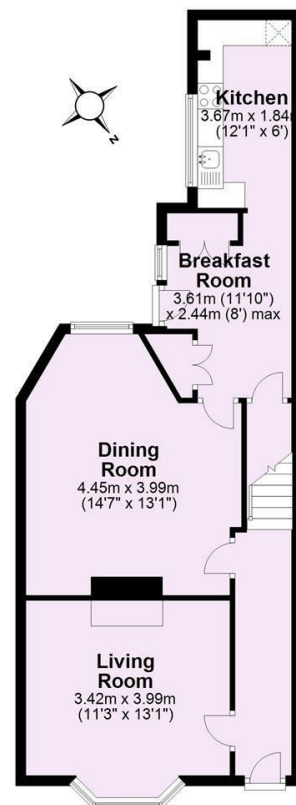
An attractive PERIOD TERRACED HOUSE with WORKSHOP and range of OFFICES to the rear, requiring a FULL PROGRAMME OF RENOVATION yet offers TREMENDOUS POTENTIAL, subject to planning consent.

- Period Terraced House
- Two Reception Rooms
- Kitchen & Separate Breakfast Room
- Two Double Bedrooms
- Third Bedroom/Dressing Room or Potential En-Suite
- House Bathroom
- Separate WC
- Rear Courtyard
- Two Storey Workshop
- Offices

Guide Price £425,000

Tenure: Freehold

Ground Floor
Approx. 57.3 sq. metres (616.6 sq. feet)



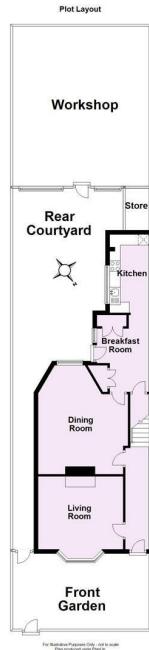
First Floor
Approx. 49.6 sq. metres (534.1 sq. feet)



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







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 41	Potential: 83
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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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.
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