



HUDSON  
MOODY

16 Church Lane, Nether Poppleton, York YO26 6LB

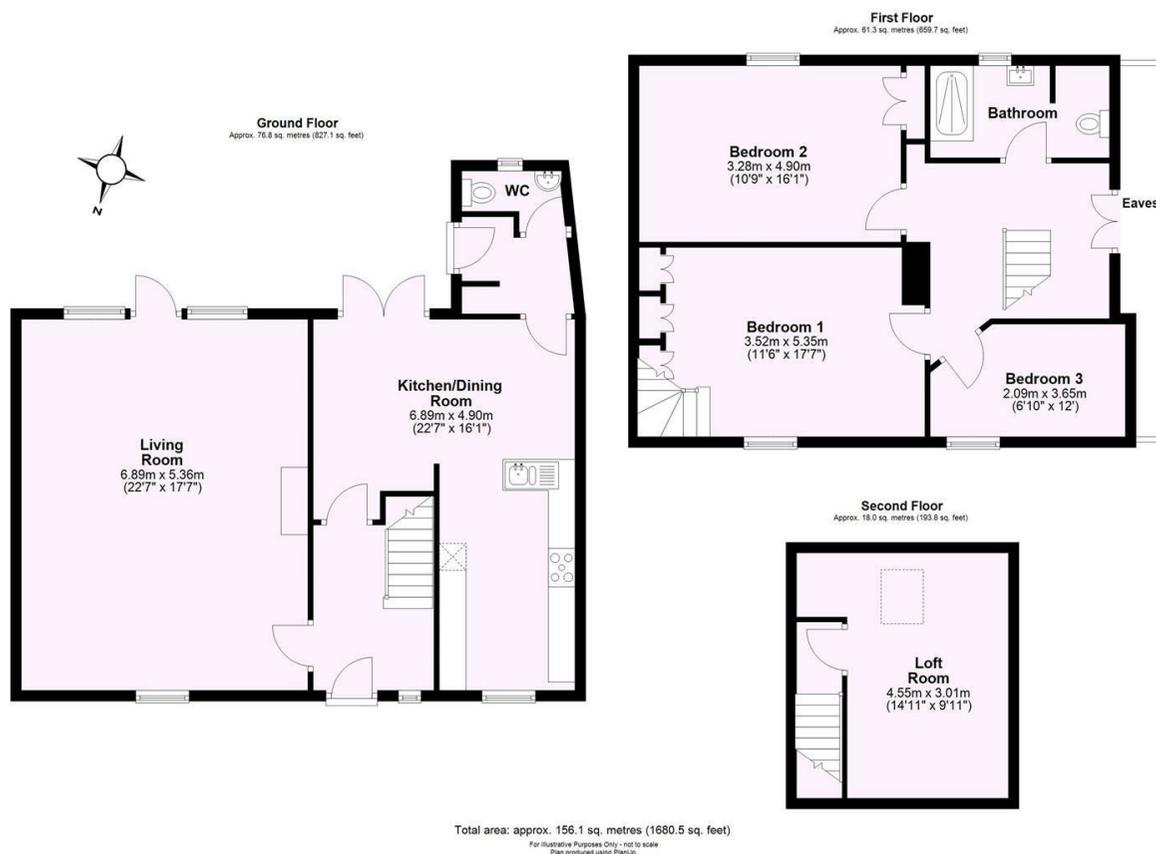
A rare opportunity to purchase this sympathetically extended and updated semi-detached home, still boasting many original features, that has never before graced the open market. The property is located in a prime location in the sought after village of Nether Poppleton, which offers a wealth of local amenities and excellent transport links. Offered with no onward chain.

- Sympathetically Extended & Updated
- Spacious Living Room with Original Fireplace
- Open Plan Kitchen Dining Room
- Ground Floor WC and Utility Area
- Three Double Bedrooms
- House Shower Room
- Attic Room Currently Used as Office
- Extensive Lawned Garden With Patio
- Off Street Parking
- No Onward Chain

**Guide Price £700,000**

**Tenure: Freehold**

**Council Tax Band: D**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**