

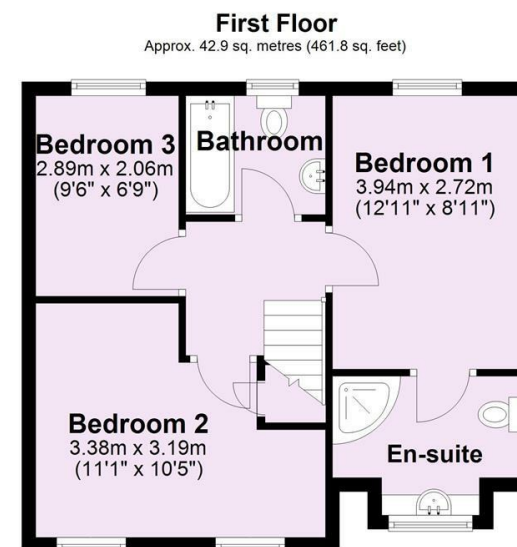
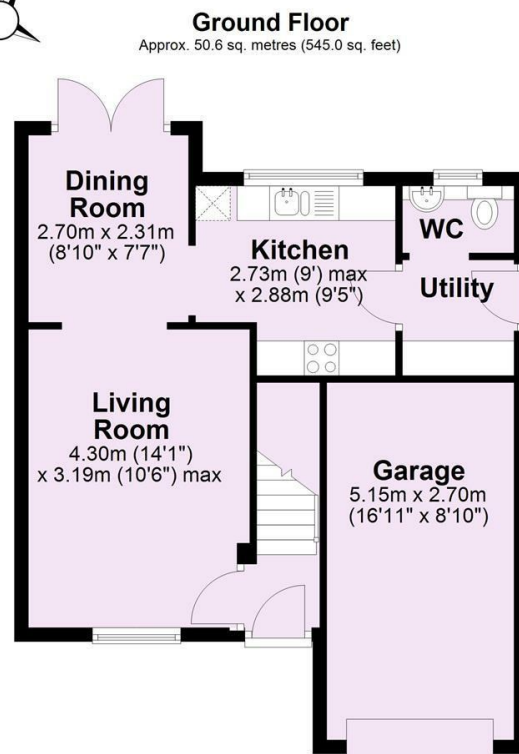


HUDSON
MOODY

12 Kyle Way, Nether Poppleton, York YO26 6RH

A well presented DETACHED THREE BEDROOM HOUSE, situated close to the popular villages of Upper and Nether Poppleton on the northern side of York, close to the outer ring road and within easy reach of Clifton Moor Retail Park.

- Open Plan Ground Floor Accommodation
- Fitted Kitchen
- Separate Utility and Ground Floor WC
- Master Bedroom with En-Suite Shower Room
- Two Further Well Proportioned Bedrooms
- House Bathroom
- Integral Garage and Driveway
- Enclosed Rear Garden
- Convenient Location Close to York Outer Ring Road



Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

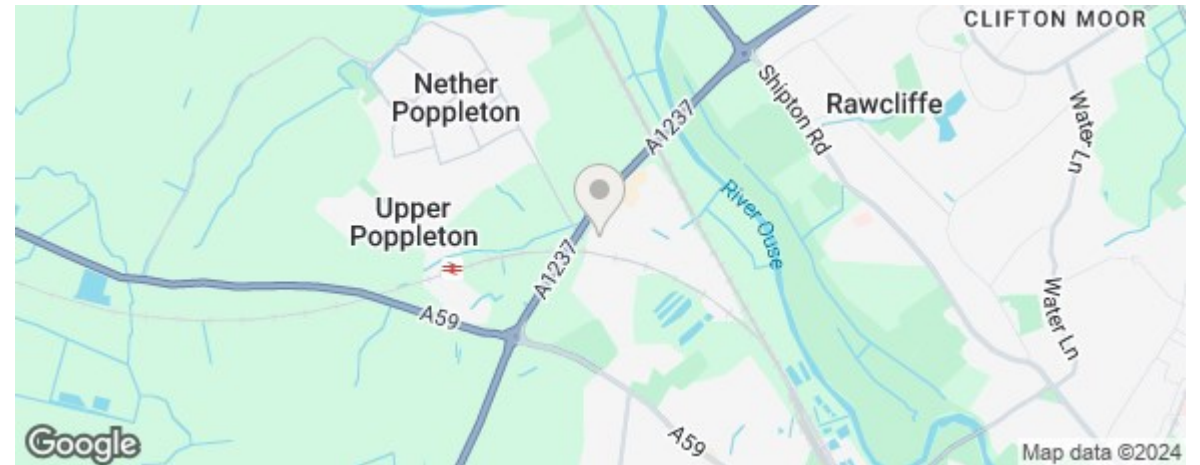
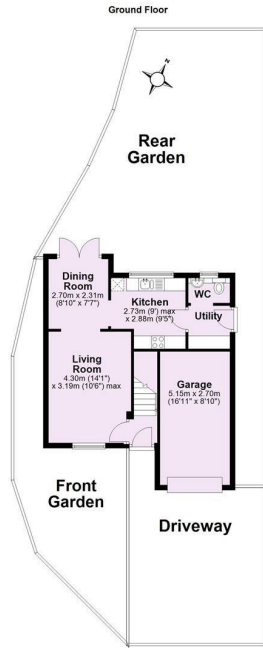
Guide Price £325,000

Tenure: Freehold

Council Tax Band: D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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	

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
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