



HUDSON
MOODY

**Micklethorpe House Black Dike Lane, Upper
Poppleton, York YO26 6PT**

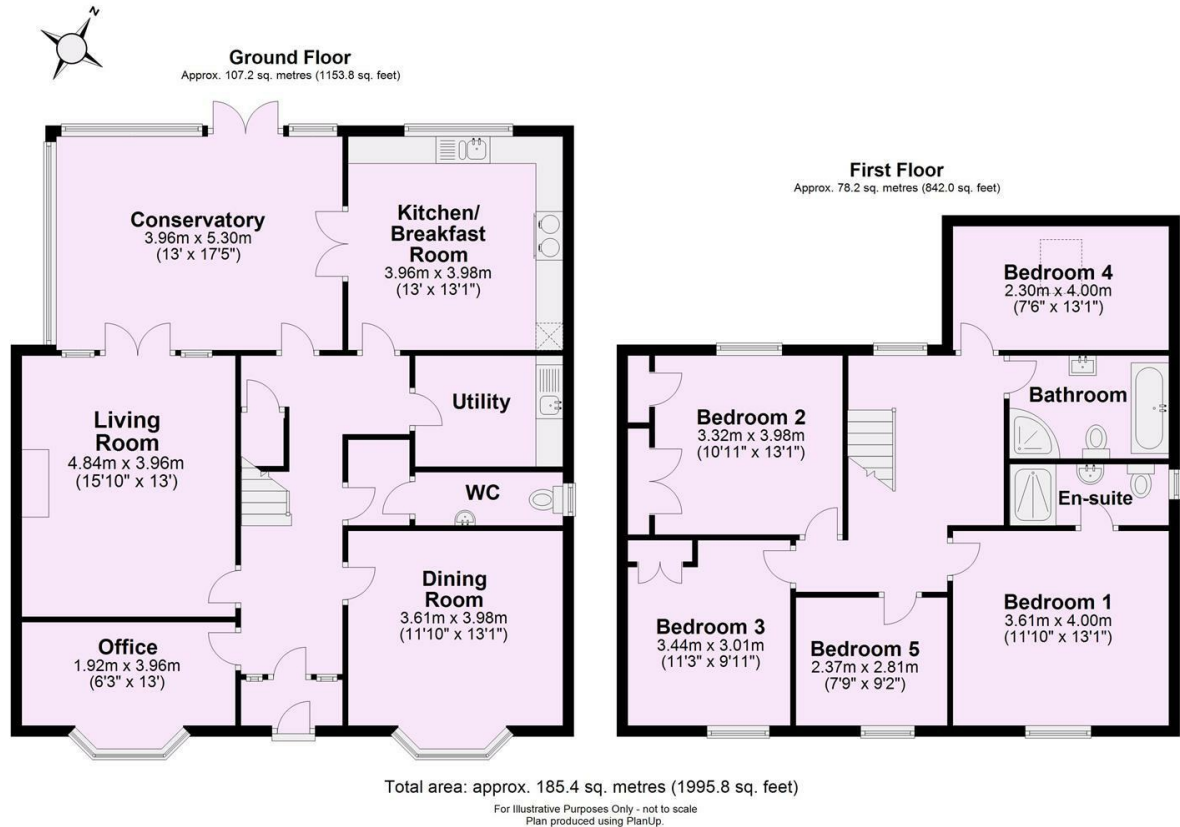
A DOUBLE FRONTED FIVE BEDROOM DETACHED HOME that overlooks open countryside and is situated on the edge of the sought after village of Upper Poppleton, lying approximately 4 miles from York city centre.

- Living Room With Log Burner
- Breakfast Kitchen
- Dining Room
- Cloakroom & Separate Utility
- Office Room & Conservatory
- Master Bedroom With En-Suite
- Three Double Bedrooms
- Further Single Bedroom
- Double Garage & Driveway
- Front & Rear Gardens

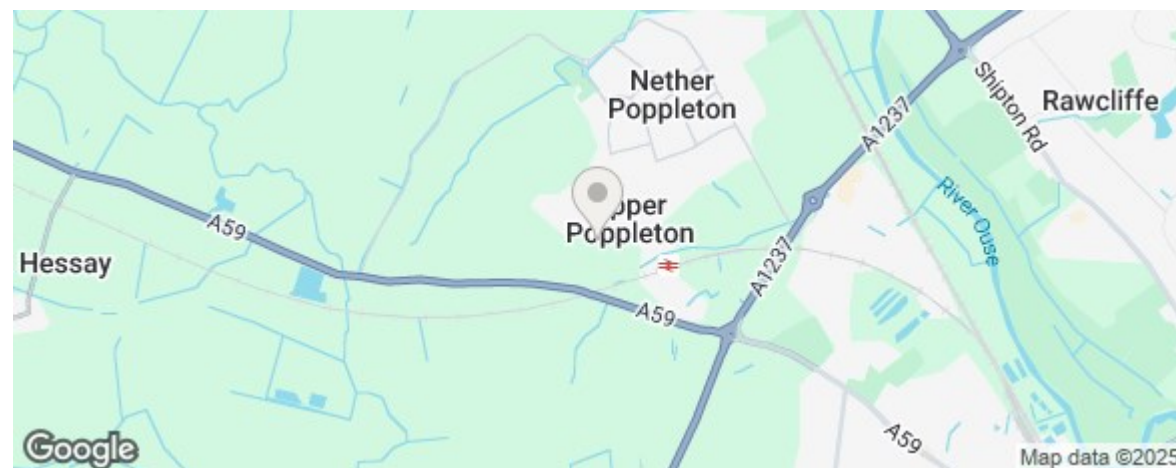
Guide Price £850,000

Tenure: Freehold

Council Tax Band: G







Energy Efficiency Rating		
	Current	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		
	71	80
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.

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