



HUDSON  
MOODY

The Poplars Malton Road, York YO31 9LT

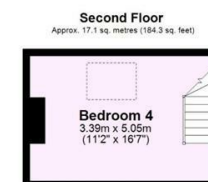
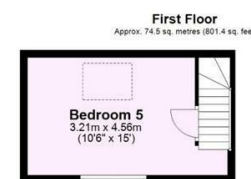
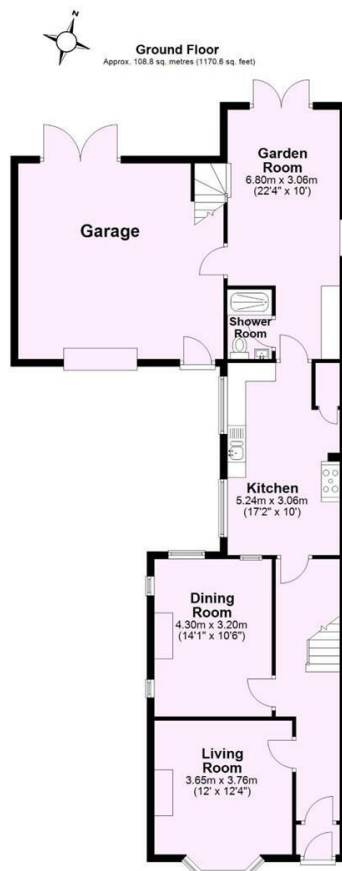
An imposing detached family home, set within a generous plot, including a large garden and double garage. Situated on Malton Road, in the Heworth area of York, close to The Stray.

- A Wonderful Example of a Family Home
- Conveniently Located Close to Amenities, the City Centre, A64 and The Stray
- Well Appointed Living Room and Separate Dining Room
- Kitchen Dining Room with Underfloor Heating
- Additional Ground Floor Reception Room, First Floor Bedroom and Shower Room
- Three First Floor Double Bedrooms and a Family Bathroom
- Loft Conversion with Double Bedroom
- Large Lawned Garden, Double Garage and Off Street Parking for Several Cars
- Solar Panels Currently returning Approximately £1000 Per annum
- No Onward Chain

**Guide Price £650,000**

**Tenure: Freehold**

**Council Tax Band: E**



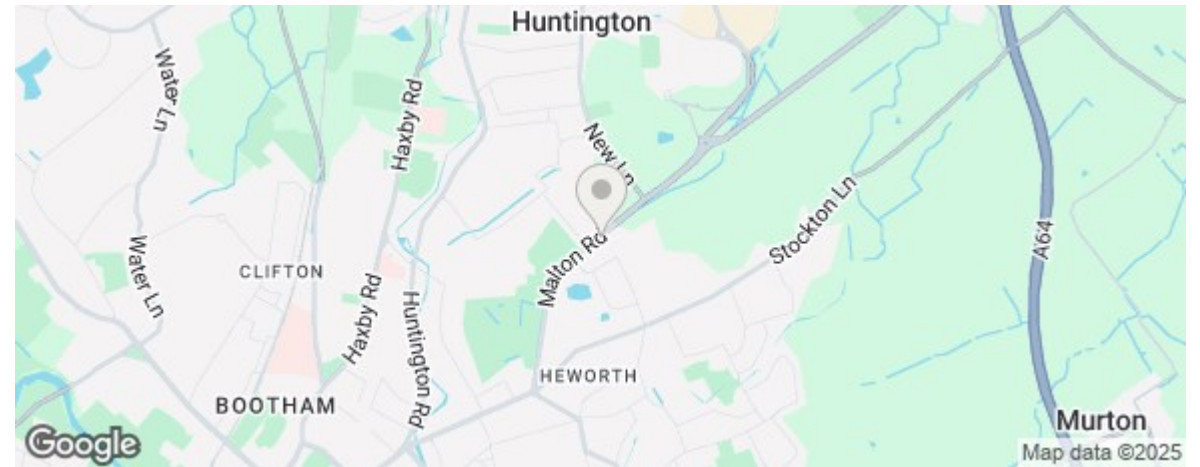
Total area: approx. 200.3 sq. metres (2156.3 sq. feet)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.

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