



HUDSON
MOODY

10 Poppleton Road, York YO24 4TT

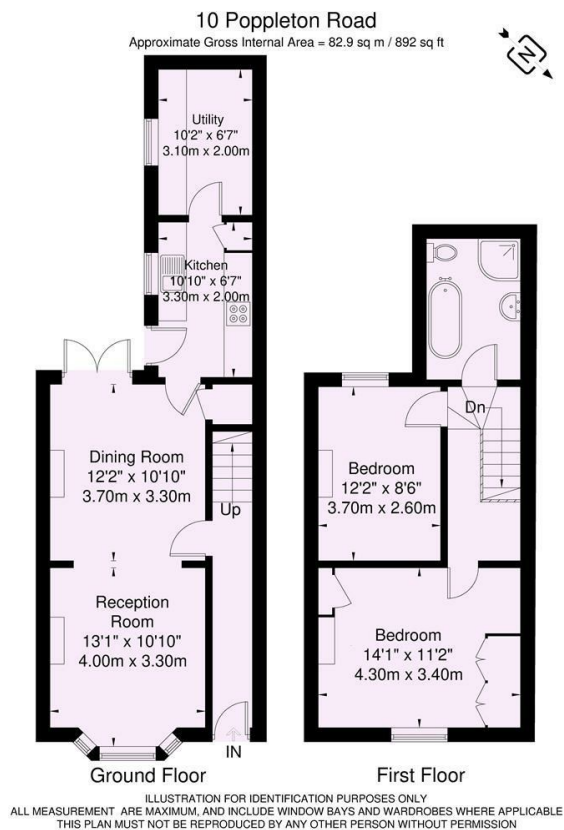
An immaculately presented, two double bedroom period terrace home, with a large south facing courtyard garden. Situated on Poppleton Road, in the highly desirable area of Holgate, providing convenient access to the city centre and train station.

- Forcourted Period Home
- Beautifully Presented and Ready to Move Into
- Fully Renovated with a Stylish, Contemporary Finish
- Open Plan Living Through Dining Room
- Stunning Luxury Kitchen
- Utility Room
- Master Bedroom with Bespoke Fitted Wardrobes and Feature Ornamental Fire Place
- Second Double Bedroom Overlooking the Garden
- First Floor Bathroom with Claw Foot Bath and Separate Shower Cubicle
- A Generous, South Facing Garden

Offers In Excess Of £350,000

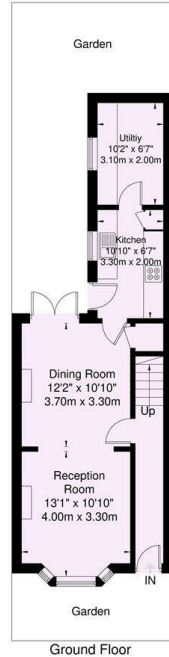
Tenure: Freehold

Council Tax Band: B





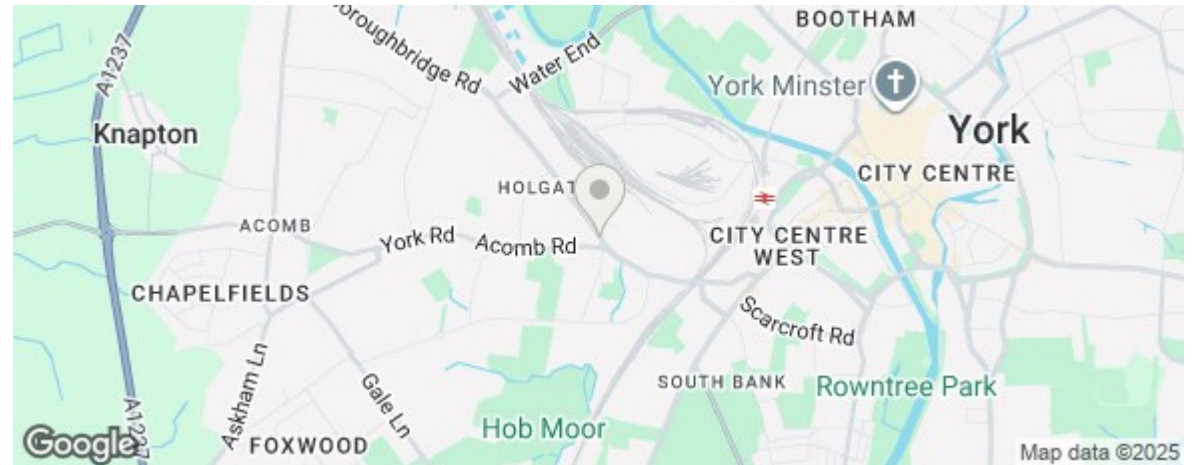
10 Poppleton Road
Approximate Gross Internal Area = 82.9 sq m / 892 sq ft



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		40	78
(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
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com