



HUDSON
MOODY

11 Dikelands Close, Upper Poppleton, York YO26
6HY

A beautifully presented, FOUR BEDROOM detached home with SOUTH FACING GARDEN. Situated in a quiet cul-de-sac location in the sought after village of Upper Poppleton lying to the West of York, providing excellent commuter links via the local train line and easy access to York City Centre and the ring road

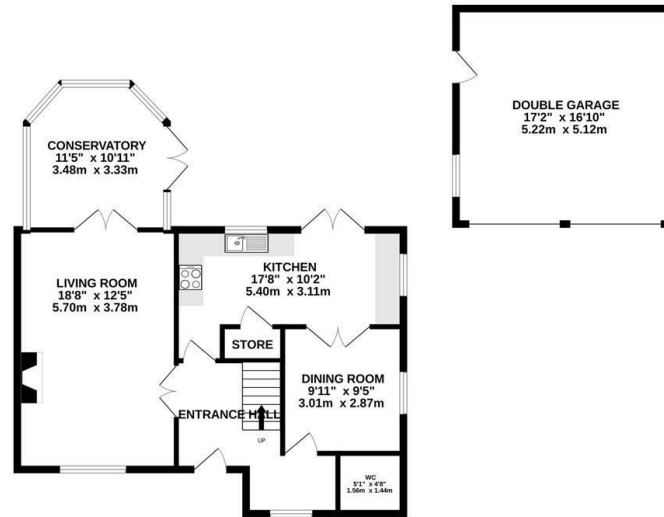
- Immaculate Throughout
- South Facing, Landscaped Garden with Seating Areas
- Spacious Lounge and Conservatory
- Ground Floor Cloakroom
- Newly Refurbished Kitchen and Separate Dining Room
- Master Bedroom with En-suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Double Garage and Ample Off Street Parking
- Sought After Village Location

Offers In Excess Of £625,000

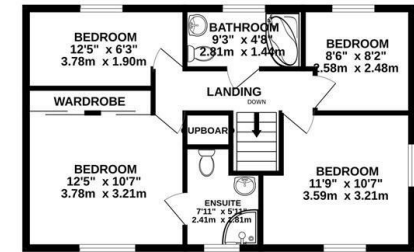
Tenure: Freehold

Council Tax Band: F

GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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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.
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