

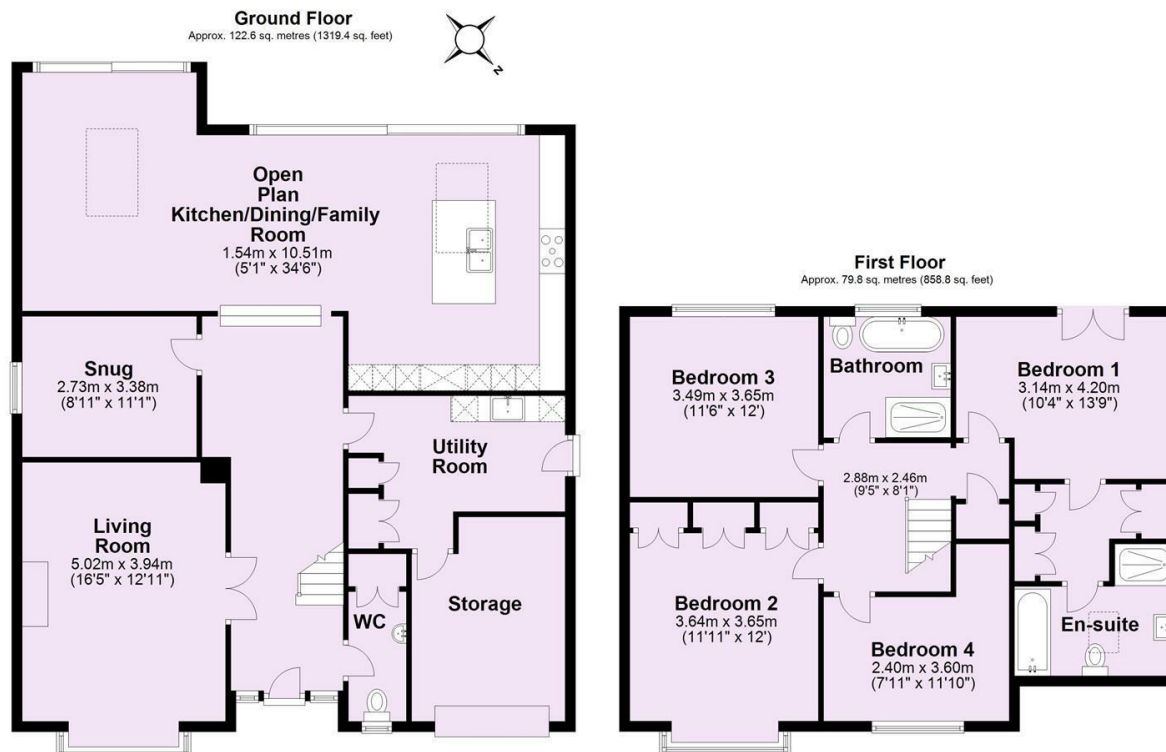


HUDSON
MOODY

Nether Poppleton, York, YO26 6NT

An impressive FOUR BEDROOM DETACHED HOME with contemporary open plan kitchen/dining/family room opening out onto stunning south facing landscaped gardens, situated in the popular and sought after village of NETHER POPPLETON. This beautifully updated house has been decorated throughout in neutral colours and needs to be viewed to be fully appreciated.

- Impressively Updated and Extended Four Bedroom House
- Versatile Reception Area
- 16ft Living Room
- Snug/Study
- Outstanding Kitchen/Dining/Living Extension
- Separate Utility Room and Storage Area/Garage
- Superb Master Bedroom with Stunning En-Suite and Dressing Area
- Three Further Double Bedrooms
- Modern House Bathroom
- Landscaped Gardens with Extensive Entertaining Areas



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

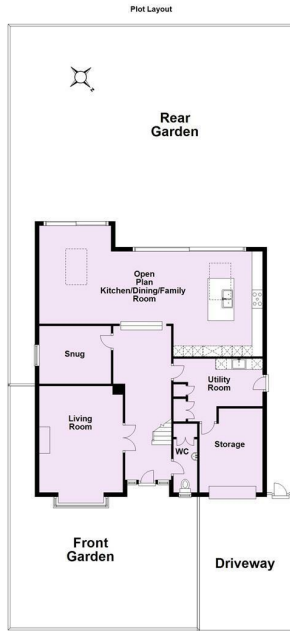
Offers Over £890,000

Tenure: Freehold

Council Tax Band: E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	82
(69-80) C			
(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.
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