

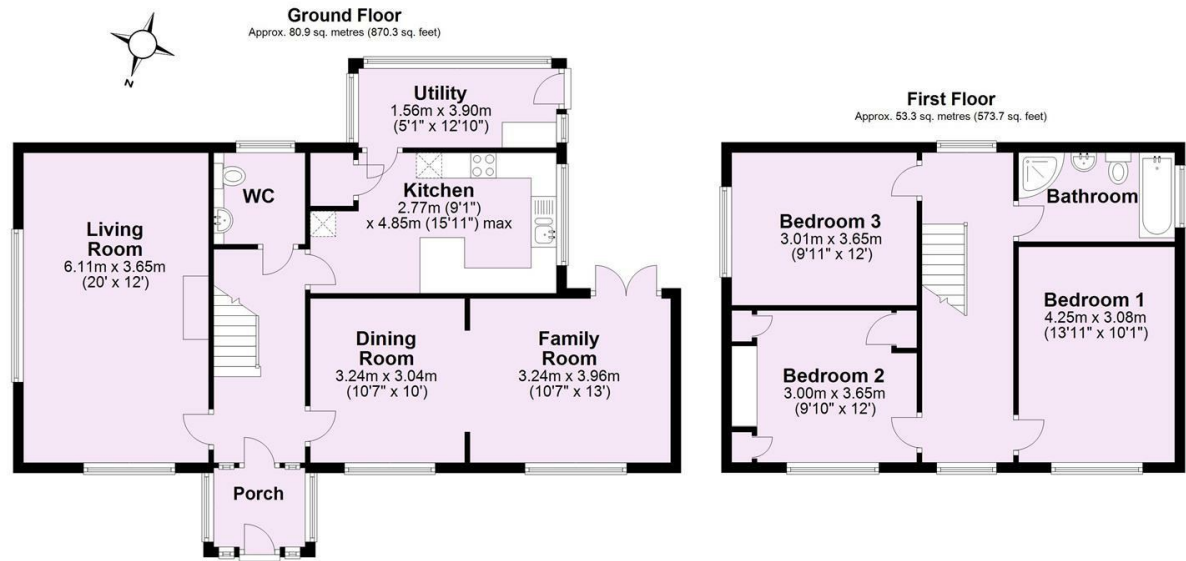


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1 Nursery Road, Nether Poppleton, York YO26 6NN

Situated in the SOUGHT AFTER VILLAGE of Nether Poppleton lies this well presented three bedroom DETACHED FAMILY HOUSE with the benefit of a DOUBLE GARAGE and attractive gardens.

- Charming Family House set in a Popular Village
- Large Bright Living Room
- Open Plan Dining and Family Room
- Beautifully Fitted Kitchen with Appliances
- Downstairs W.C
- Double Garage and Off Road Parking
- Three Generous Double Bedrooms
- Family Bathroom
- Beautiful Gardens and Large Patio Area
- Local Shops and Facilities



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

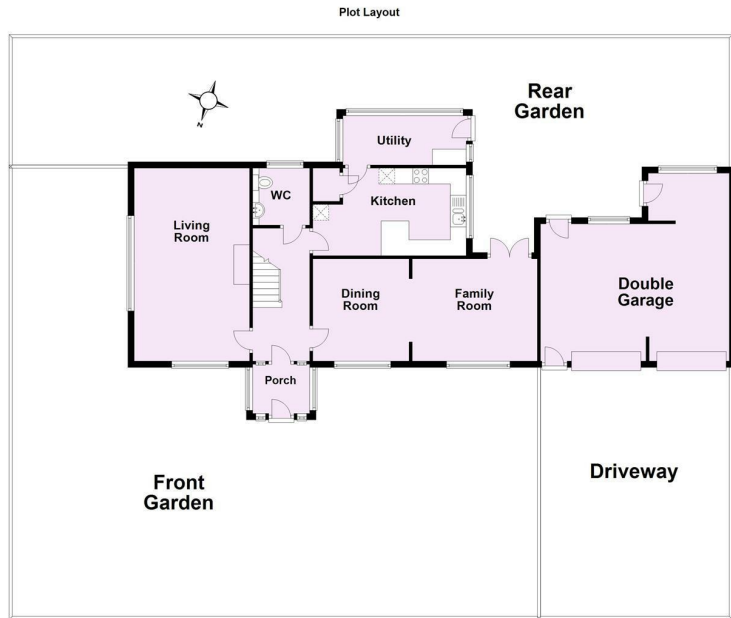
**Guide Price £515,000**

**Tenure: Freehold**

**Council Tax Band: E**







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Plan produced using PlotLab

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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	



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#### IMPORTANT NOTICE

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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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**58 Micklegate  
York  
YO1 6LF**

**01904 789999**

**property@hudson-moody.com**