



**HUDSON
MOODY**

**18 Hawthorne Close, Nether Poppleton, York YO26
6HP**

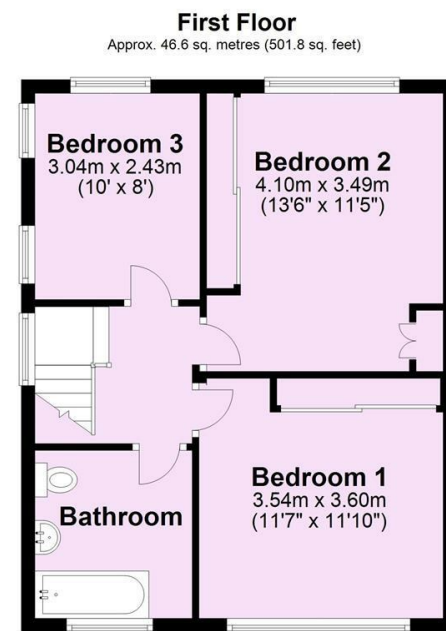
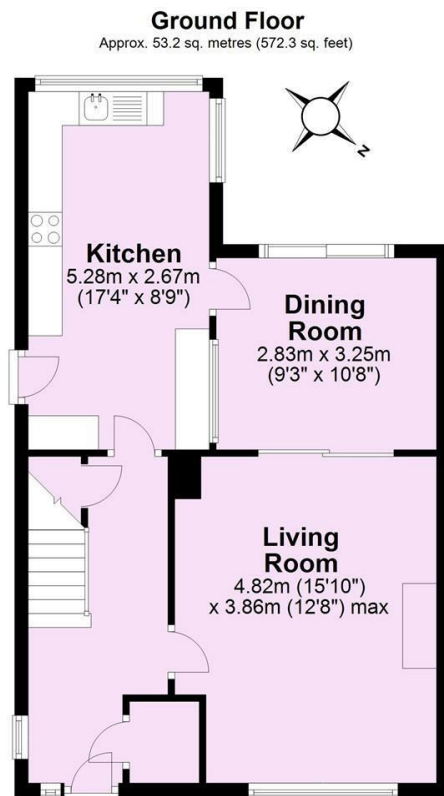
A spacious DETACHED THREE-BEDROOM HOUSE tucked away at the head of a cul-de-sac in the popular and sought after village of Nether Poppleton that lies approximately 4 miles from York city centre.

- Modern-Style Detached Family House
- Tranquil Village Location
- Easy Access to York and Local Amenities
- Living Room/Dining Room
- Kitchen with Garden Views
- Three Double Bedrooms
- Family Bathroom
- Pleasant Predominantly South-Facing Garden
- Single Garage and Off-Street Parking
- NO ONWARD CHAIN

Guide Price £425,000

Tenure: Freehold

Council Tax Band: D



Total area: approx. 99.8 sq. metres (1074.1 sq. feet)

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







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		46	
(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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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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