



HUDSON  
MOODY

54 Millfield Lane, Nether Poppleton, York YO26 6ND

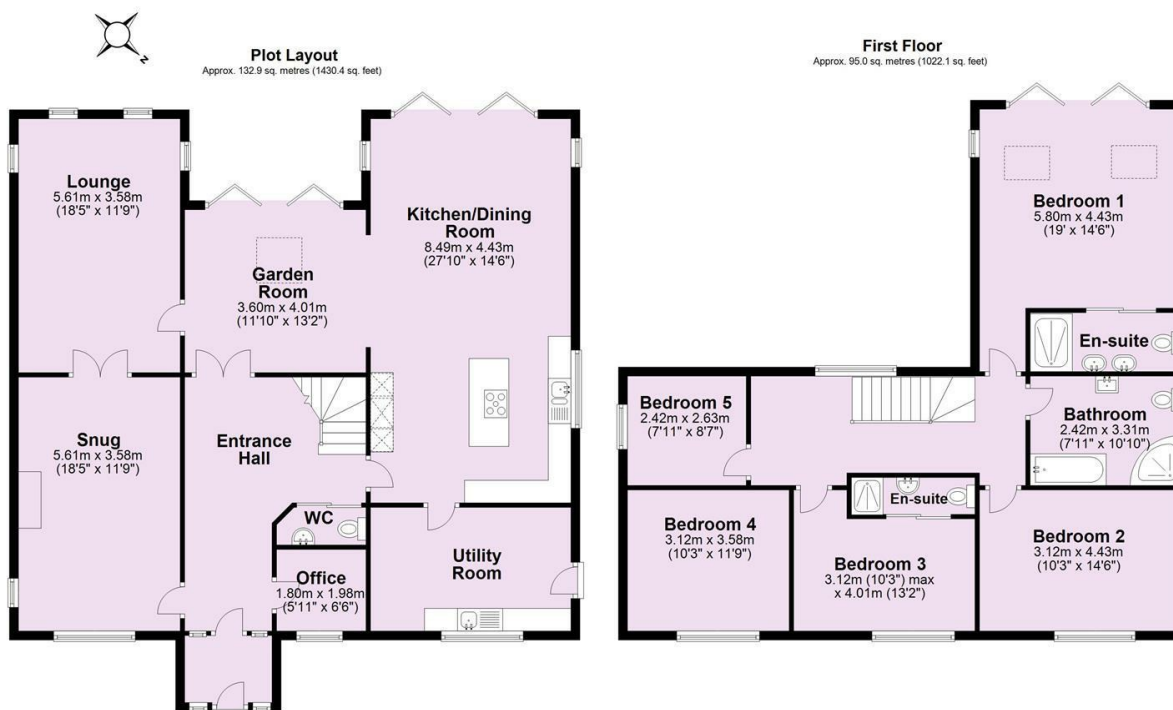
An outstanding beautifully updated FIVE BEDROOM DETACHED HOUSE situated in a prime location in the popular village of NETHER POPPLETON. The village offers a range of local shops and facilities and has excellent road and rail communication links to York and beyond.

- Superbly Refurbished Detached House
- Open Plan Garden Room with Bi-fold doors with the Opportunity to fit a Kitchen
- Excellent Through Living Room and Snug
- Spacious Reception Hall with Ground Floor WC and Small Office Off.
- Master Suite with Shower Room
- Guest Bedroom with En-Suite Shower Room
- Three Further Bedrooms.
- House Bathroom
- Landscaped Gardens, Driveway and Double Car Port
- Good Local Shops and Facilities

**Guide Price £1,150,000**

**Tenure: Freehold**

**Council Tax Band: E**



Total area: approx. 227.8 sq. metres (2452.5 sq. feet)

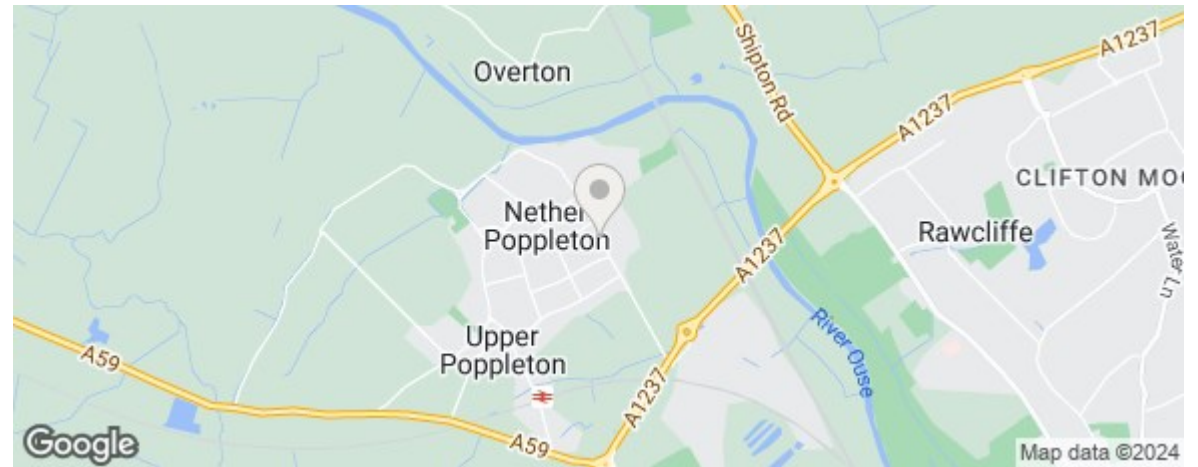
For illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(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**

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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