



HUDSON  
MOODY

**65 Millfield Gardens, Nether Poppleton, York YO26  
6NZ**



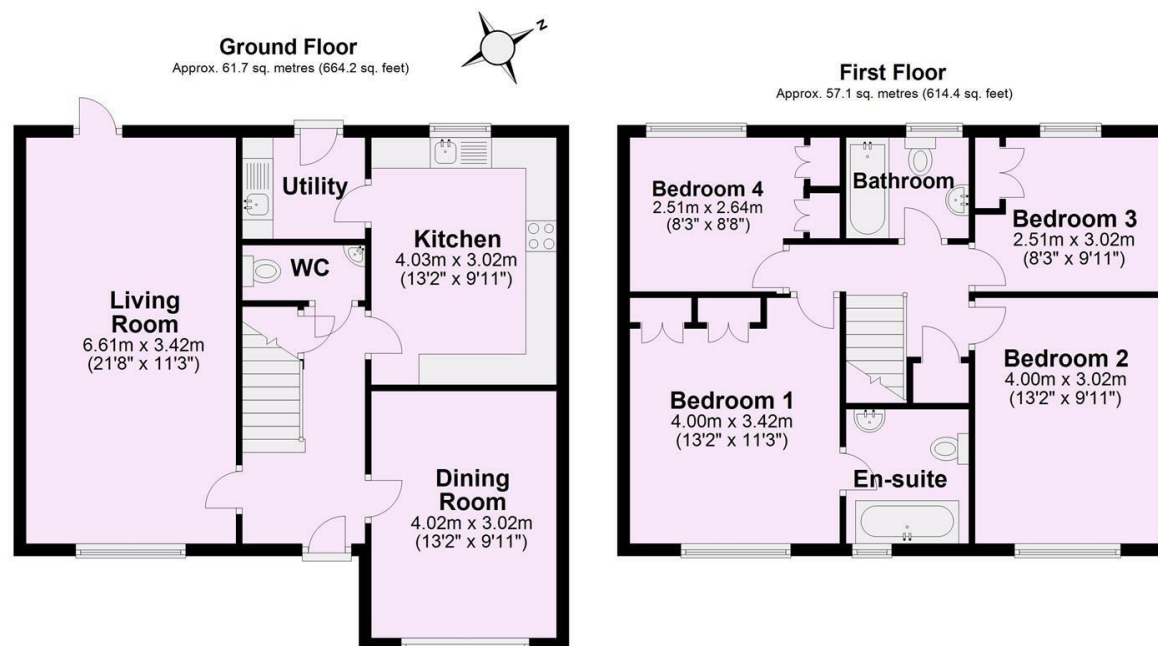
A substantial modern 4 BEDROOM DETACHED HOUSE situated on a corner plot in the popular village of Nether Poppleton that lies approximately 4 miles to the north of York. The house is offered to the market with no onward chain and has extensive accommodation briefly comprising living room, kitchen, utility and separate dining room to the ground floor, four bedrooms (master en-suite) and family bathroom, landscaped gardens and double garage.

- Modern Detached House in Village Location
- Dual Aspect Large Living Room and Second Reception Room
- Fitted Kitchen and Separate Utility Room
- Ground Floor W.C
- En-Suite Master Bedroom
- Three Further Bedrooms
- Immaculate Enclosed Gardens
- Driveway and Double Garage
- NO ONWARD CHAIN
- Surrounded by an array of Local Amenities including shops, schools and pubs.

**Guide Price £485,000**

**Tenure: Freehold**

**Council Tax Band: F**



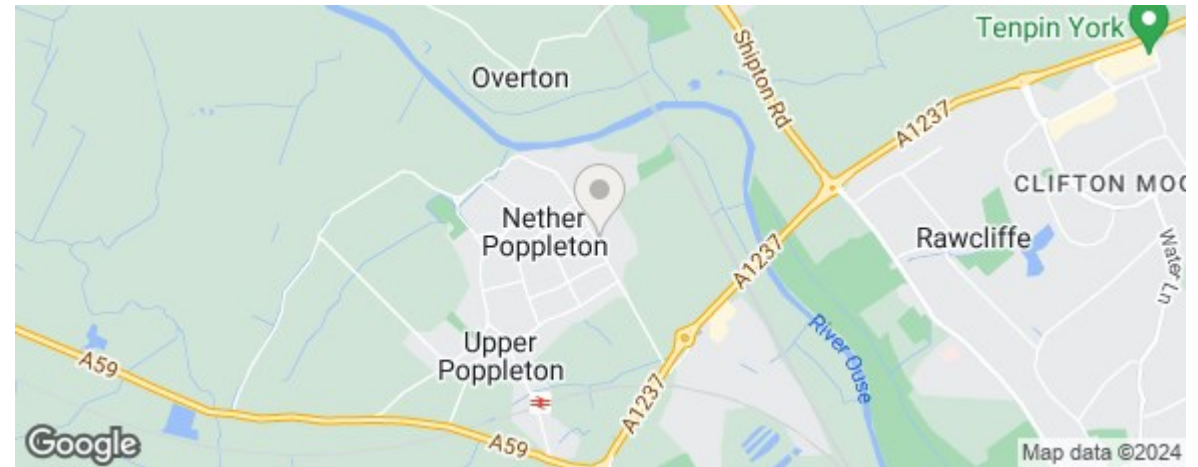
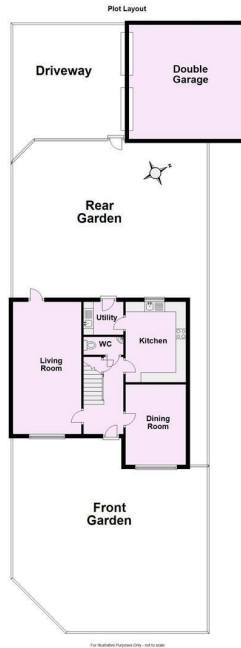
Total area: approx. 118.8 sq. metres (1278.6 sq. feet)

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
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.
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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