



HUDSON  
MOODY

9 Littlefield Close, Nether Poppleton, York YO26  
6HX

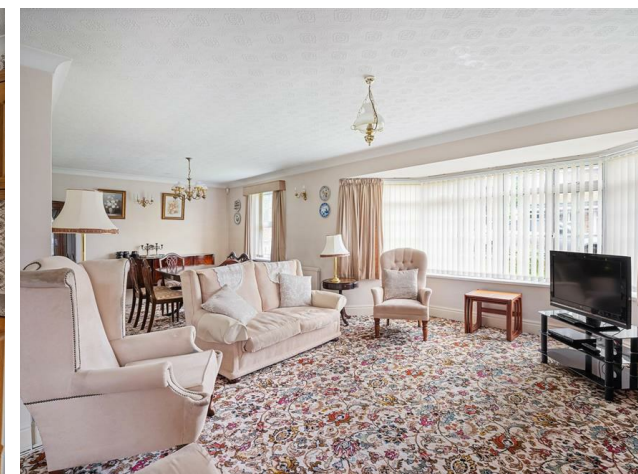
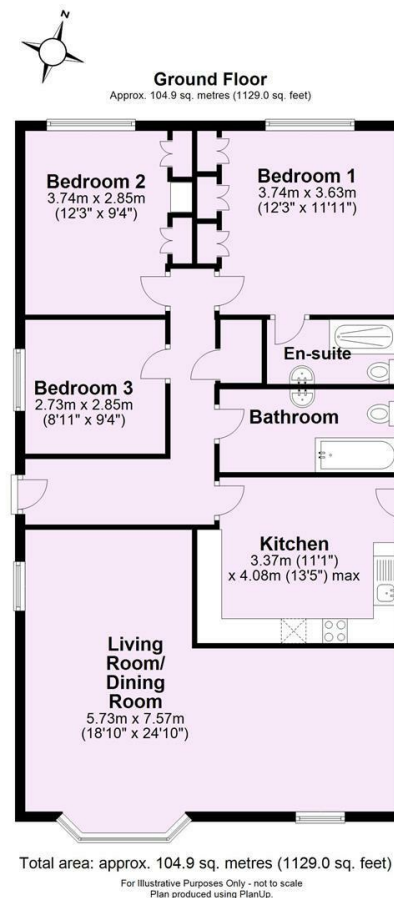
An exciting and rare opportunity to buy a SPACIOUS THREE BEDROOM DETACHED BUNGALOW situated in the popular and sought after village of NETHER POPPLETON. The property would benefit from some cosmetic updating but offers excellent family accommodation with manageable lawned gardens.

- Spacious Bungalow in Popular Village Location
- Large Open Plan Living / Dining Room
- Breakfast Kitchen
- Master Bedroom with Fitted Furniture and an En-Suite Shower Room
- Second Double Bedroom with Fitted Furniture and a Further Single Bedroom
- Garage and Ample Off Street Parking
- Front and Rear Lawned Gardens
- Excellent Local Shops and Facilities.
- Nearby Primary and Secondary Schools
- NO ONWARD CHAIN

**Guide Price £450,000**

**Tenure: Freehold**

**Council Tax Band: E**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		57	77
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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