



1 Willow Croft, Upper Poppleton, York YO26 6EF

HUDSON
MOODY

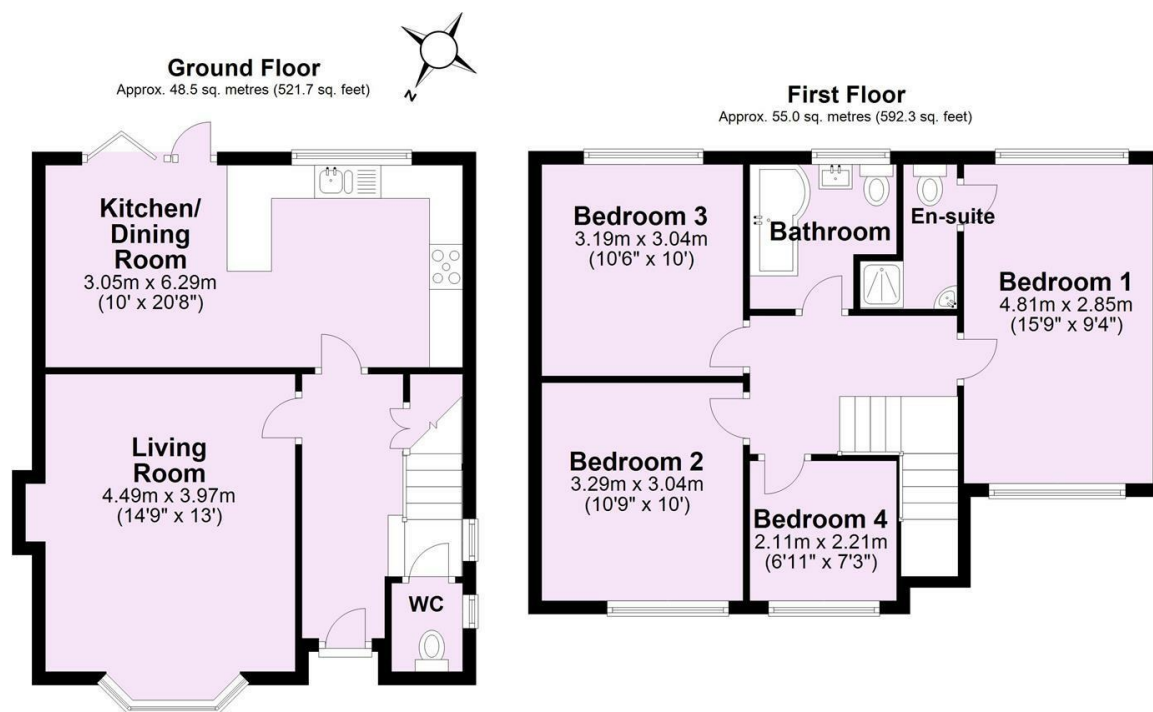
An impressive and well presented **FOUR BEDROOM MODERN DETACHED HOUSE** situated within the popular and sought after village of Upper Poppleton. The village offers an excellent range of local shops and services yet lies within approximately 4 miles of York city centre with easy access to the outer ring road.

- Impressive Modern Detached House
- Ideal Village Location
- Reception Hall with Ground Floor WC
- Spacious Sitting Room
- Excellent Fitted Kitchen with Dining Area and Bi-fold Doors to Garden
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms. Single Room/Study
- Immaculate House Bathroom
- Landscaped Front and Rear Gardens
- Integral Garage. Parking

Guide Price £525,000

Tenure: Freehold

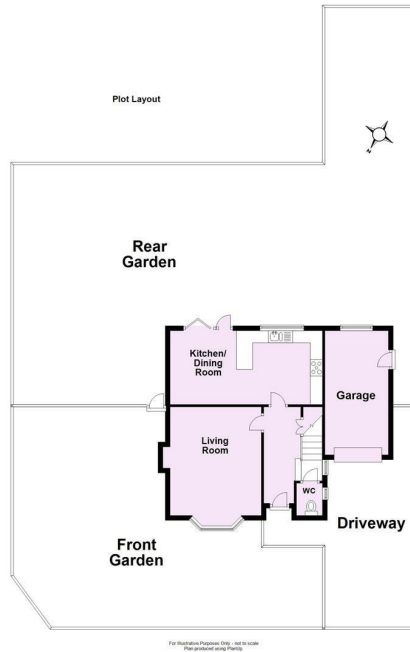
Council Tax Band: E



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		84
(81-91)	B		
(69-80)	C	71	
(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	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 789999

property@hudson-moody.com