



HUDSON
MOODY

47 Millfield Gardens, Nether Poppleton, York YO26
6NZ

A spacious detached four bedroom home, with double garage, lying in the ever sought-after village of Poppleton, benefitting from local amenities, transport links and easy access into York centre. No onward chain.

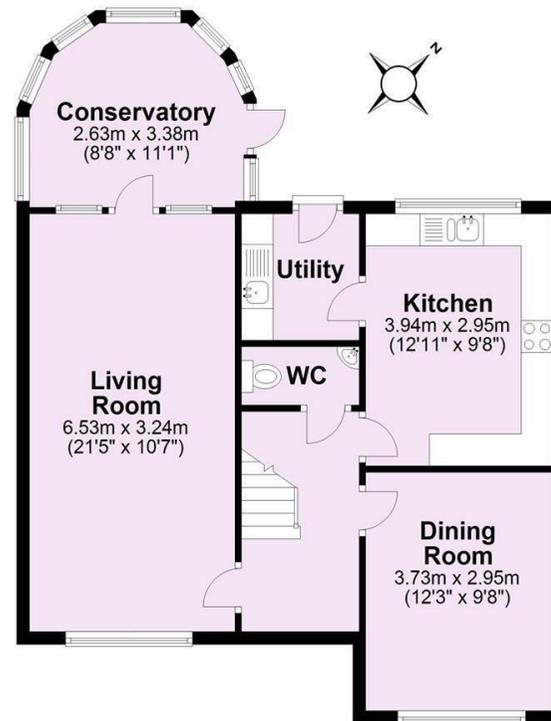
- Spacious Living Room
- Dining Room
- Kitchen & Separate Utility Room
- Ground Floor WC
- Master Bedroom With En-suite
- Three Further Bedrooms
- Family Shower Room
- Double Garage & Driveway
- Private Rear Garden
- NO ONWARD CHAIN

Guide Price £450,000

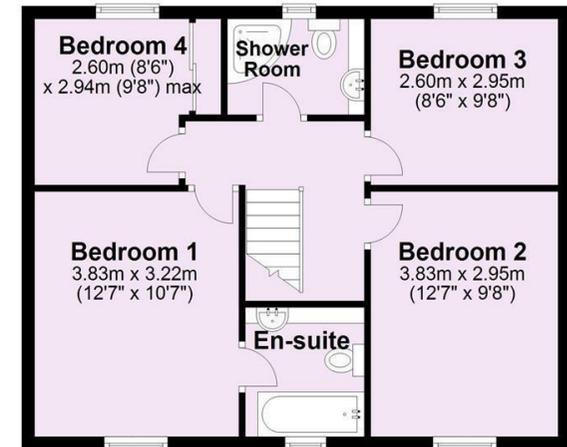
Tenure: Freehold

Council Tax Band: F

Ground Floor
Approx. 66.5 sq. metres (715.8 sq. feet)



First Floor
Approx. 53.8 sq. metres (578.9 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			
(69-80) C			
(55-68) D		69	81
(39-54) E			
(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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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