



HUDSON  
MOODY

47 Nether Way, Nether Poppleton, York YO26 6HW

A beautifully presented two-storey chalet-style detached home, situated in a quiet residential location towards the end of a cul-de-sac, in the popular and sought after village of Nether Poppleton.

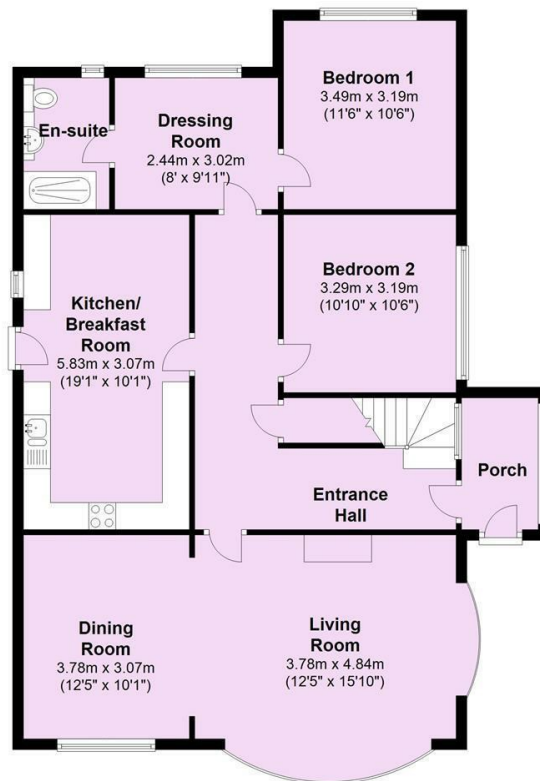
- Excellent Location
- Open Plan Living and Dining Area
- Spacious Breakfast Kitchen
- Ground Floor Master Suite with Dressing Room & En-Suite
- Ground Floor Double Bedroom
- Two First Floor Double Bedrooms & House Bathroom
- Single Garage and Driveway
- Large Rear Garden
- Fully Renovated & Refurbished in 2017
- No Onward Chain

**Guide Price £490,000**

**Tenure: Freehold**

**Council Tax Band: E**

**Ground Floor**  
Approx. 105.9 sq. metres (1140.3 sq. feet)



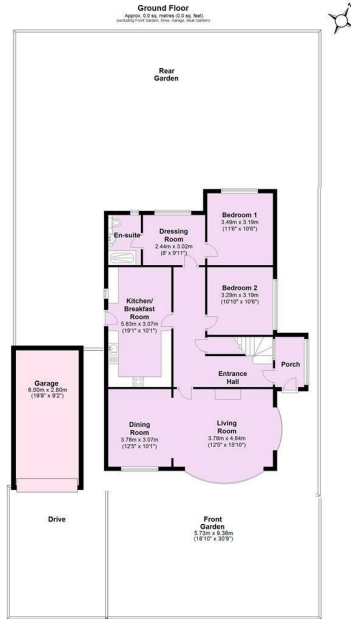
**First Floor**  
Approx. 33.7 sq. metres (362.3 sq. feet)



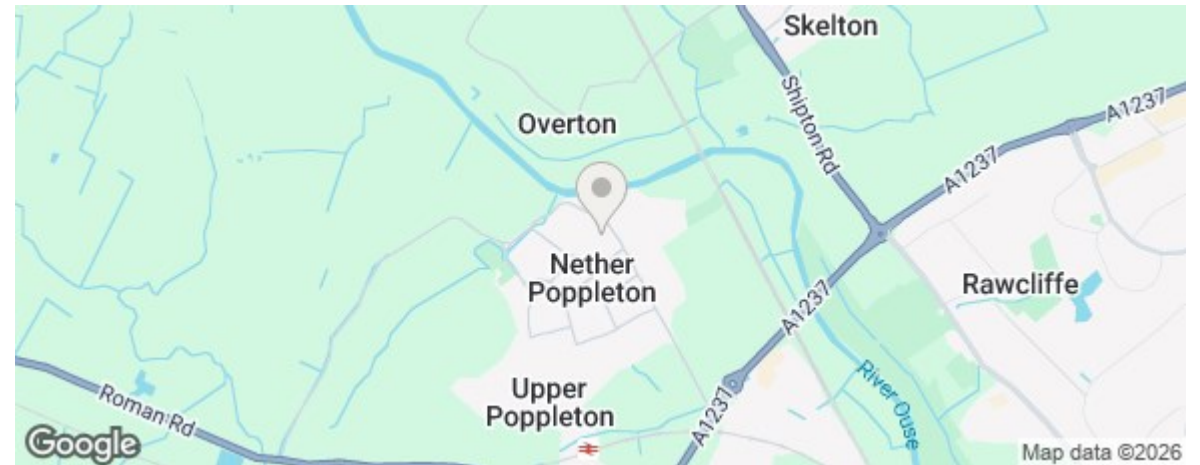
Total area: approx. 140.3 sq. metres (1510.4 sq. feet)







Notes: Scale for illustration purposes only. Approximate gross internal floor area. Excluding walls and floor coverings. All measurements and floor levels are approximate and should be independently verified. Plan produced using Planity.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		66	
(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.
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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