



HUDSON  
MOODY

49 Millfield Lane, Nether Poppleton, York YO26 6NB



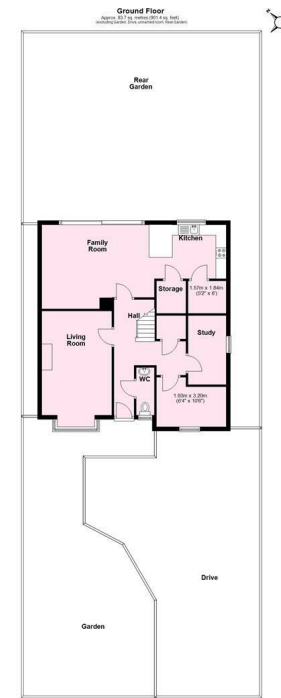
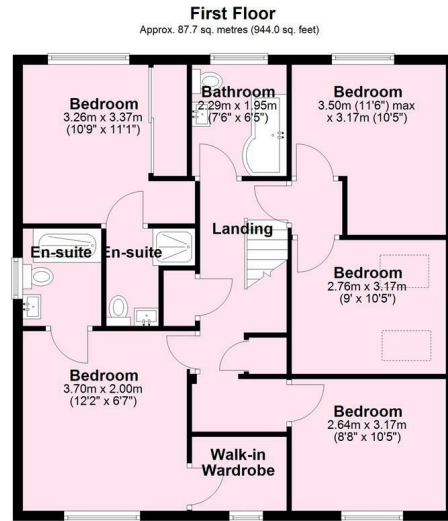
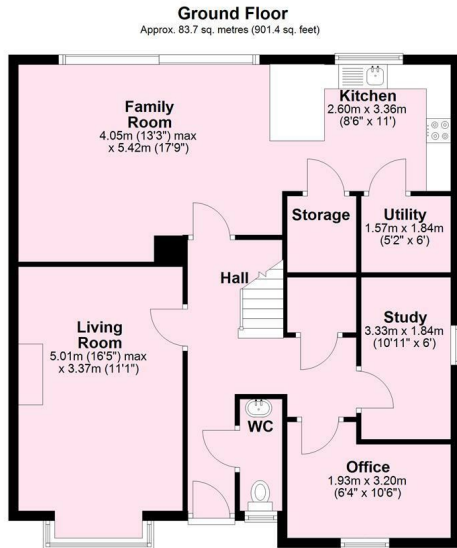
A well-presented spacious five bedroom house, situated in the sought-after village of Poppleton, within easy reach of York City Centre. No onward chain.



## Accommodation:

- Living Room
  - Open Plan Kitchen/Living Room
  - Two Versatile Office Rooms
  - Pantry & Utility
  - Master Bedroom With En-Suite & Walk-In Closet
  - Double En-Suite Bedroom
  - Three Further Bedrooms & Family Bathroom
  - Rear Garden & Gated Driveway
  - Sought-After Village Location
  - No Onward Chain
- Offers In Excess Of £575,000**  
Tenure: Freehold





Total area: approx. 171.4 sq. metres (1845.4 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.

Total area: approx. 83.7 sq. metres (901.4 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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  
North Yorkshire  
YO1 6LF**

**01904 650650**