



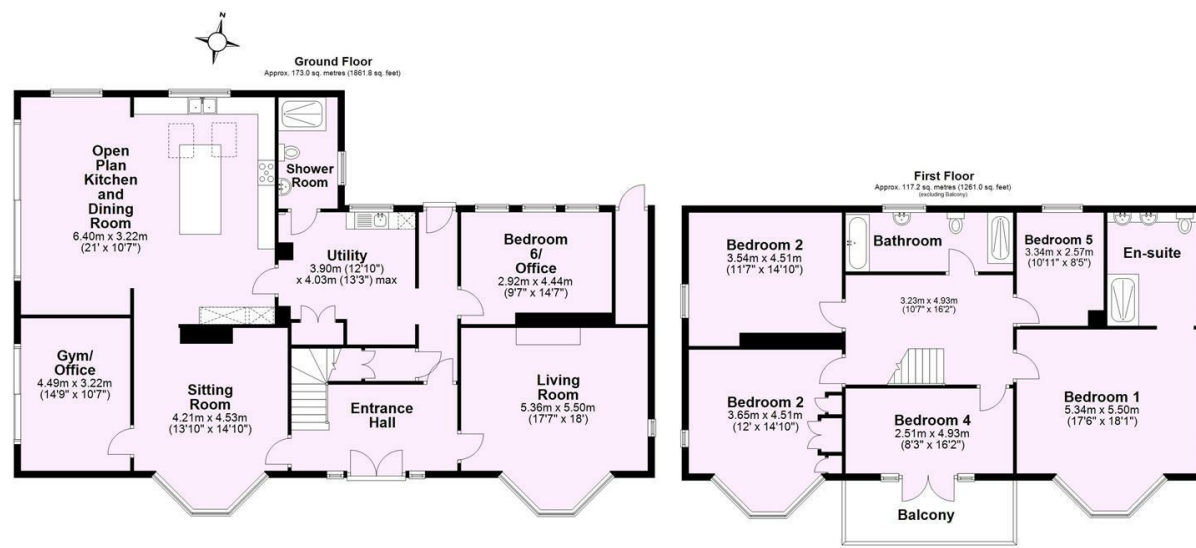
HUDSON  
MOODY

**The Kloof, 44 Long Ridge Lane, Upper Poppleton,  
York YO26 6HA**



Situated in the sought after village of Upper Poppleton, close to York's outer ring road and within easy reach of the City centre, an exceptional detached six-bedroom house, sympathetically updated to an extremely high standard, yet still retaining much of the charm of its era.

- Exceptional Detached House
- Excellent Village Location Close to York
- Open Plan Dining Kitchen
- Two Sitting Rooms
- Two Further Versatile Rooms On The Ground Floor (Currently Used As A Gym & An Office)
- Utility and Shower Room
- En-Suite Master Bedroom
- Four Additional Double Bedrooms
- Wrap Around Lawned Gardens
- Double Garage and Parking



Total area: approx. 290.1 sq. metres (3122.9 sq. feet)

**Guide Price £1,600,000**

**Tenure: Freehold**

**Council Tax Band: G**











| 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 |                         |           |
|                                             | 64                      | 73        |
| <b>England &amp; Wales</b>                  | 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.
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