

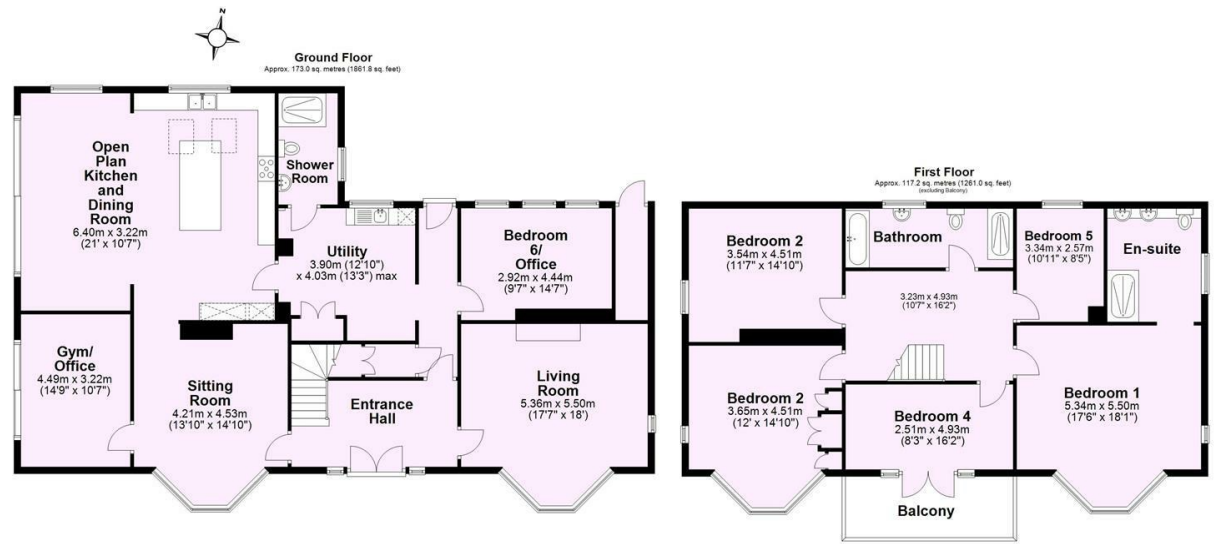


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**The Kloof, 44 Long Ridge Lane, Upper Poppleton,
York YO26 6HA**

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 £1,750,000

Tenure: Freehold

Council Tax Band: G







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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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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