



HUDSON
MOODY

1 Hallgarth Close, Nether Poppleton, York YO26 6HS

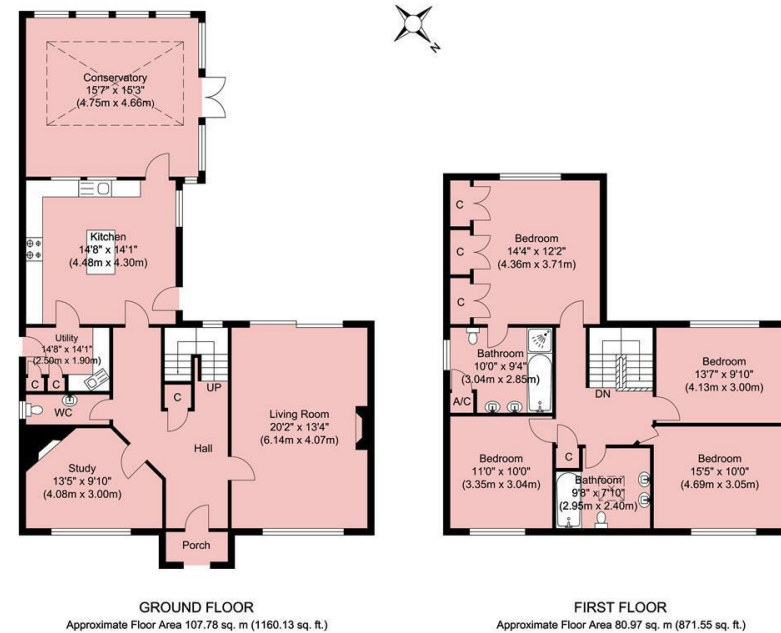
An impressive, superbly presented, FOUR BEDROOM DETACHED HOUSE situated just off the Main Street in the popular and sought after village of POPPLETON.

- Exceptional Village House
- Spacious Living Room
- Second Reception Room
- Newly Installed Showcase Kitchen. Utility.
- Orangery with Lantern Roof
- Master Bedroom Suite
- Three Further Double Bedrooms
- House Bathroom
- Manicured Gardens
- Detached Double Garage

Offers In Excess Of £800,000

Tenure: Freehold

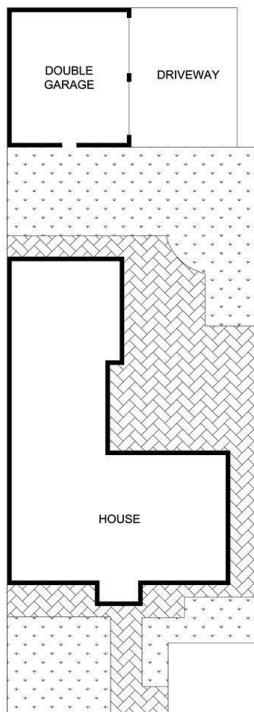
Approximate Floor Area 188.75 sq. m (2031.68 sq. ft.)



For Illustrative Purposes Only - not to scale







SITEPLAN

For Illustrative Purposes Only - not to scale

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 81 | 84 |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| | |
| England & Wales | |
| 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
YO1 6LF**

01904 650650

property@hudson-moody.com