



HUDSON
MOODY

7 Sandyridge, Nether Poppleton, York YO26 6LU



This well presented and spacious DETACHED HOUSE is situated in the popular village of POPPLETON lying within easy reach of YORK and the outer ring road.

A wide flagged driveway leads to the front of the house and into the central hallway. The spacious living room benefits from a gas fire with brass surround, two side windows and large window enjoying views to the front. The, extended, dining room has glazed French doors opening out to the rear garden. The generous, bespoke, kitchen is fitted with a wide range of units incorporating space for a free standing cooker and small breakfast area. The separate utility room has space for washer, dryer and fridge/freezer and a doorway into the garage/storage space. To the front of the property is a charming snug or family room and convenient ground floor cloakroom.

To the first floor is the master bedroom with a range of built-in wardrobes and cupboards and two smaller double bedrooms, again with fitted storage. The house bathroom has a white suite including a shower cubicle and corner bath.

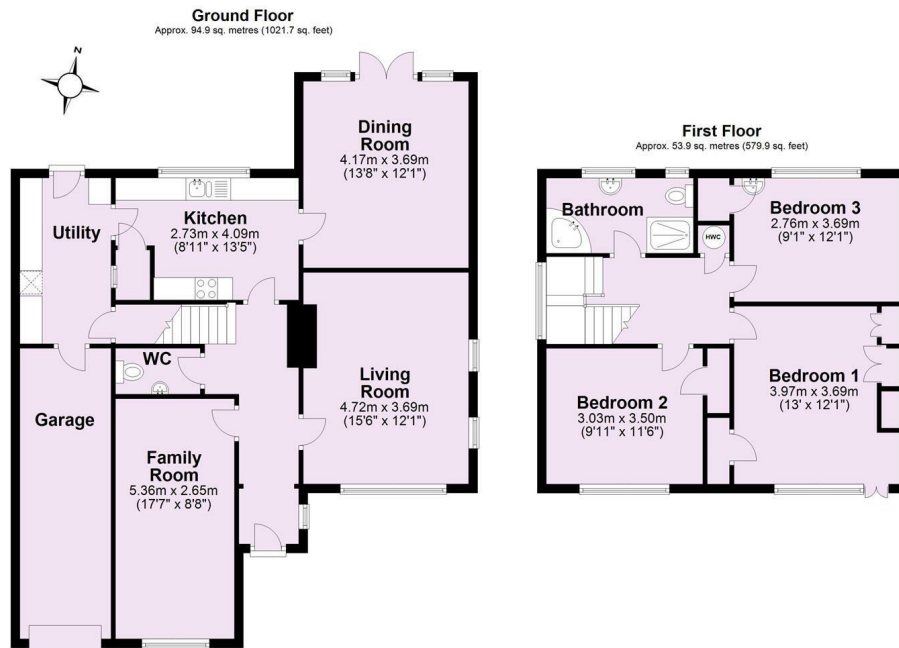
To the rear of the house is a low maintenance lawned garden, surrounded by a hedge providing a good degree of privacy, with well stocked borders, summer house and small patio areas. It also has the benefit of an integral single garage. The house lies in a popular residential area in a village with many local shops and facilities.



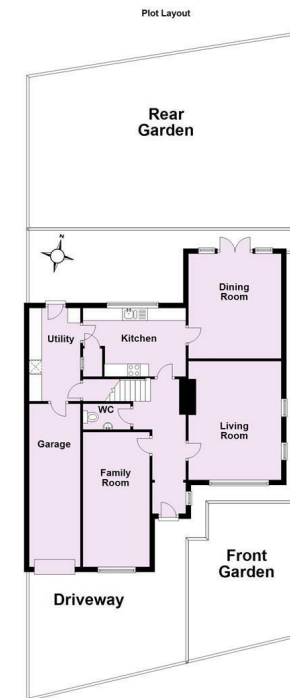
- Attractive Family Home in Sought After Village Location
- Bright Sitting Room and Family Room
- Separate Dining Room
- Bespoke Breakfast Kitchen and Utility
- Three Double Bedrooms
- Spacious House Bathroom
- Integral Garage/Storage
- Generous Rear Garden with Mature Planting
- Close to Rail and Road Networks Affording Easy Access to York and **Guided Price £495,000**

Tenure: Freehold

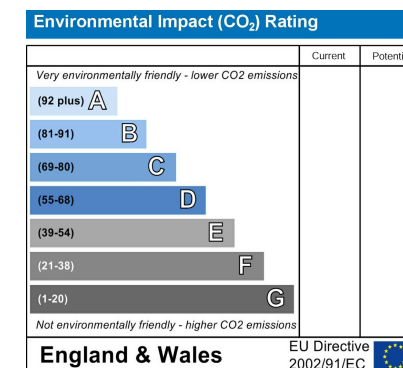
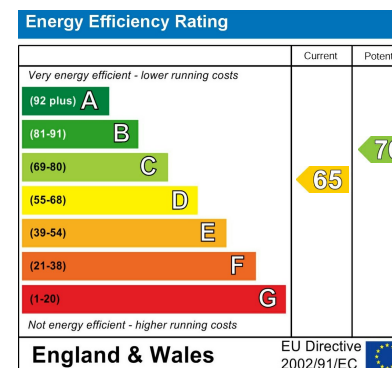




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Plan produced using PlanUp.



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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.
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.

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