

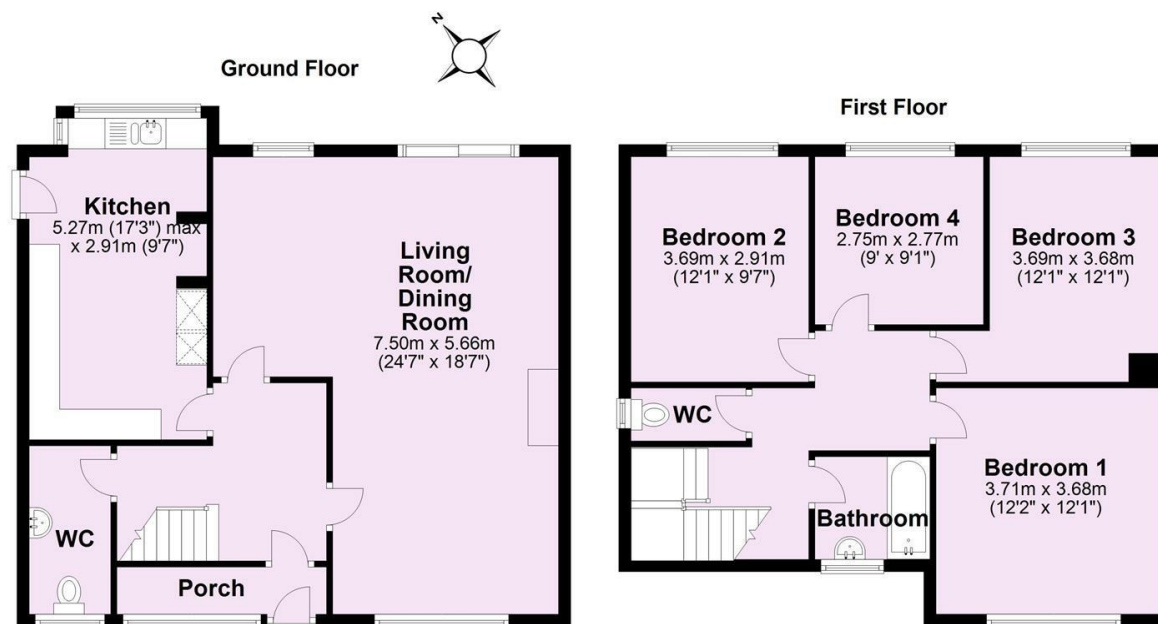


HUDSON
MOODY

40 Millfield Lane, Nether Poppleton, York YO26 6NF

A well presented **LARGE DETACHED HOUSE**, requiring some updating, situated in a prime location on Millfield Lane in the popular village of Nether Poppleton.

- Spacious Detached House
- Porch, Reception Hall and WC
- Open Plan Living / Dining Room
- Four Well Proportioned Bedrooms
- Bathroom. Separate WC.
- Pleasant Lawned Garden and Patio
- Garage and Parking
- Prime Village Location
- Easy Access to Outer Ring Road
- Excellent Local Amenities



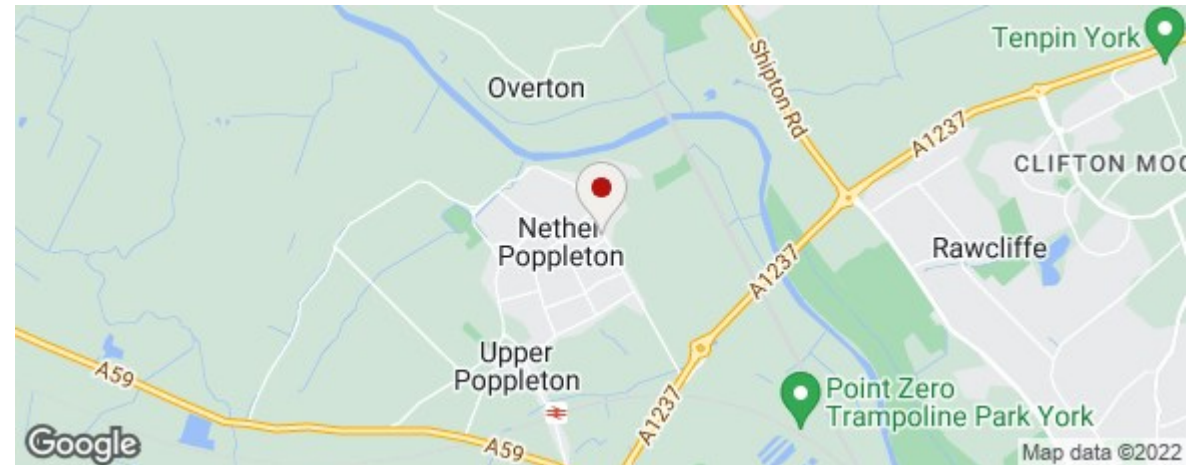
Offers In Excess Of £475,000

Tenure: Freehold

Council Tax Band: E







Energy Efficiency Rating	
	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	
Current	80
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	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	
Current	
EU Directive 2002/91/EC	
England & Wales	

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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