

HUDSON
MOODY

Millfield Lane Nether Poppleton York YO26 6NB

Rent: £2,000 PCM
Deposit: £2,307
Furnishing: Unfurnished
Council Tax Band: F
Available mid May



- Detached family home
- Spacious living room
- Family bathroom & 2 en-suites
- Garden to rear
- Council tax band F

- Extended kitchen/ diner
- Five double bedrooms
- Ground floor office space
- Off road parking for at least 3 vehicles
- Available mid June



A deceptively spacious five bedroom detached house in the popular village of Poppleton with its excellent transport links, amenities and local schools.

Provided unfurnished the property offers a good deal of living space on both floors. Entering through into the hallway this leads to a good size living room. At the rear is the wonderfully modern extended kitchen/ diner with glass doors leading to the rear garden but allowing plenty of natural light. The kitchen includes white goods and there is a small utility room housing the washing machine. The garage has been converted into two rooms which are currently used as an office space and home gym. To the top floor there are five double bedrooms, two of which also come with ensuite shower rooms and family bathroom.

Externally the property has a gated drive leading to off road parking for up to three vehicles and an enclosed lawn garden to the rear.

Sorry no Smokers or no Pets. Available Mid May.

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		
England & Wales	EU Directive 2002/91/EC	84

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	



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