



HUDSON
MOODY

Orchard Place Boroughbridge Road, Upper Poppleton, York YO26 6QB



A superb and beautifully presented DETACHED FOUR BEDROOM BUNGALOW with landscaped lawned gardens situated within easy reach of York city centre and the outer ring road.

This light and spacious property is set back down a driveway off the A59 in a most convenient location providing easy access into York city centre and to the outer ring road leading to the motorway network.

The driveway leads to a wide five bar gate into the impressive brick set parking area in front of the property providing access to the double garage, workshop and the gardens that wrap around the bungalow.

The spacious central entrance hallway has an office (potential fifth bedroom) to one side and then continues into the formal dual aspect dining room with glazed French doors and side panels into the superb bespoke kitchen offering a wide range of units including an electric hob with extractor fan over, wall mounted ovens, dishwasher and central island unit with breakfast bar surround. To the side of the kitchen is a further good sized utility room and cloakroom.

The central hallway then leads to the most impressive sitting room with feature fireplace and French door into a superb conservatory overlooking the rear garden. The sleeping accommodation lies to the other end of the hallway and comprises three generous bedrooms, one with fitted cupboards, the master bedroom with en-suite shower room and the house bathroom.

The beautifully maintained enclosed garden predominantly lie to the rear of the property and offer a large beautifully flagged patio area and ample lawns with herbaceous borders and shrubs. The house also boasts features such as high speed fibre optic broadband and a CCTV system. Orchard Place offers excellent access to both the outer ring road and York city centre, and has the added benefit of being offered for sale with no onward chain.



- Most Impressive Detached Dwelling
- Four Double Bedrooms (Master En-Suite)
- Superb Living Room
- Spacious Conservatory
- Bespoke Kitchen, Utility and WC
- Beautiful Formal Dining Room
- Study (Bedroom 5)
- Double Garage. Workshop
- Ample Off Road Parking
- Manicured Gardens & Patio

Guide Price £779,000

Tenure: Freehold





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	

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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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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