



**Somercote Main Street, Nether Poppleton, York
YO26 6HS**

**HUDSON
MOODY**

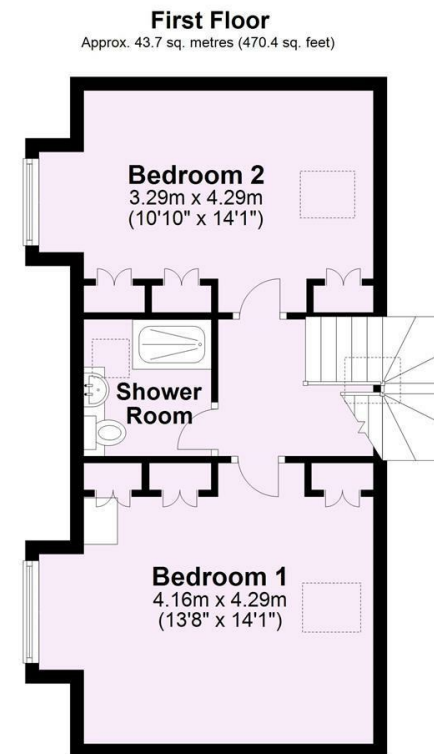
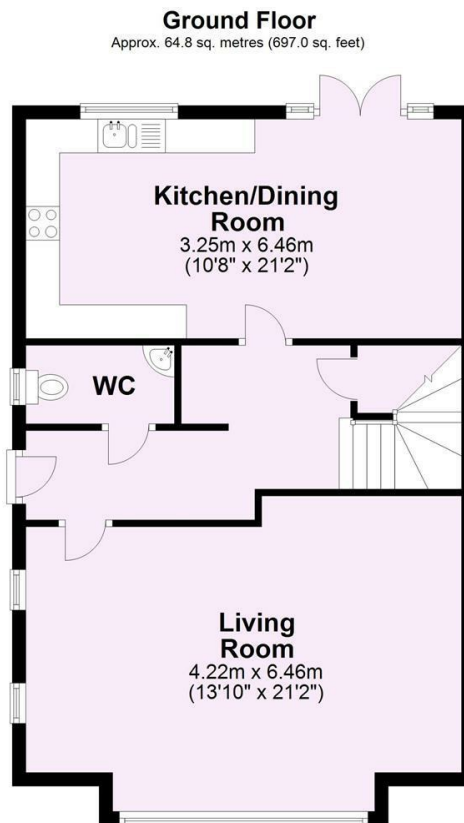
An individual, attractive and well presented modern TWO BEDROOM DETACHED HOUSE situated in a semi-rural location on the Main Street between the popular villages of NETHER & UPPER POPPLETON.

- Modern Detached House
- Spacious Living Room with Gas Fire
- Generous Fitted Kitchen and Dining Area
- Ground Floor Cloakroom and Under Stairs Storage
- Two Double Bedrooms with Ample Storage
- Impressive House Shower Room
- Patio and Lawned Rear Garden with Large Garden Shed
- External Home Office with Power
- Ample Off Road Parking
- Village Location

Guide Price £450,000

Tenure: Freehold

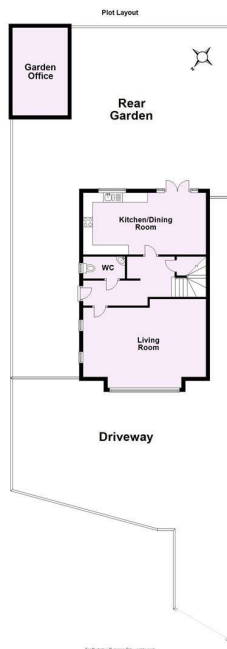
Council Tax Band: E



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(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	



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.

**HUDSON
MOODY**

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