



HUDSON
MOODY

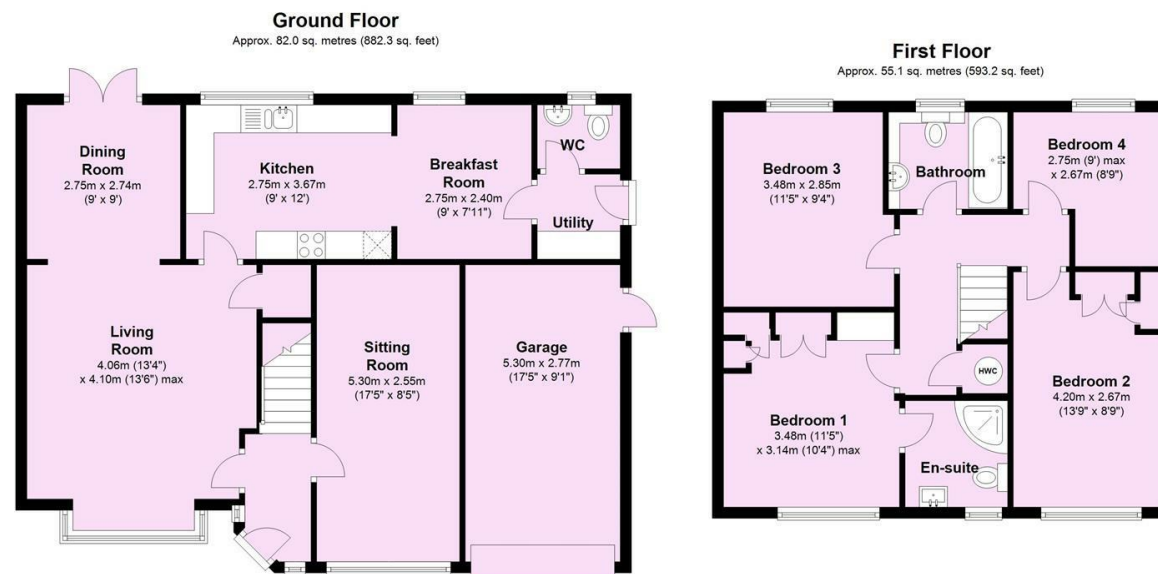
43 Millfield Gardens, Nether Poppleton, York YO26
6NZ

A spacious and smartly presented DETACHED FAMILY HOUSE situated within the popular and sought after village of NETHER POPPLETON.

- Large Detached House
- Popular Village Location
- Open Plan Living & Dining Rooms
- Fitted Kitchen
- Breakfast Room
- Utility Room
- Four Bedrooms (Master En-Suite)
- Ground Floor Cloaks
- Integral Single Garage
- Attractive Garden.

Guide Price £475,000

Tenure: Freehold



Total area: approx. 137.1 sq. metres (1475.5 sq. feet)







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	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	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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**58 Micklegate
York
YO1 6LF**

01904 789999

property@hudson-moody.com