



HUDSON
MOODY

163 Long Ridge Lane, Upper Poppleton, York YO26
6HA

A DEVELOPMENT OPPORTUNITY in the heart of UPPER POPPLETON VILLAGE, close to amenities. This detached bungalow has PLANNING PERMISSION GRANTED to bulldoze and erect a FOUR BEDROOM DETACHED HOUSE with circa 2,000 square foot of living accommodation.

- Superb Redevelopment Opportunity
- Circa 2,000 sq ft when built
- Four Bedrooms
- Three Bathrooms and separate W/C
- Open Plan Kitchen Living Area
- Poppleton Village Location
- Off Road Parking
- Garage
- Sizable Plot
- Viewings Strongly Advised

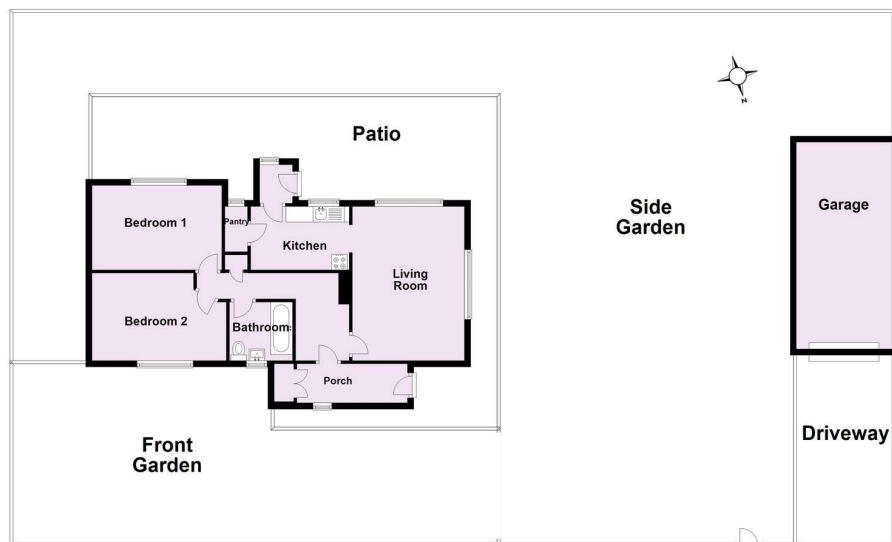
Offers Over £450,000

Tenure: Freehold



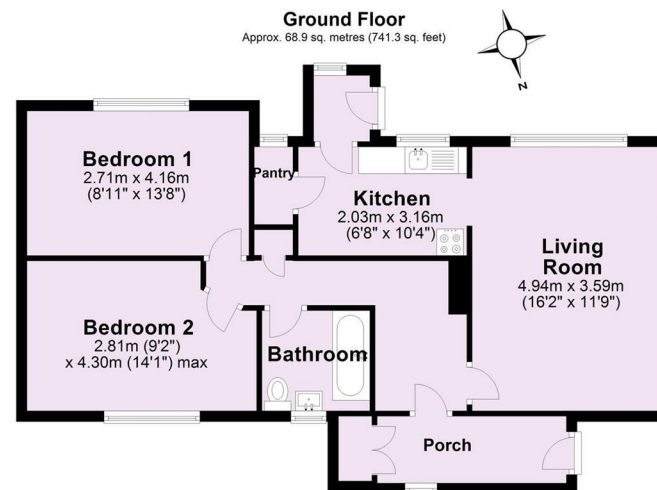


Plot Layout



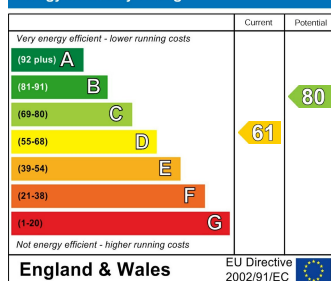
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

Ground Floor
Approx. 68.9 sq. metres (741.3 sq. feet)

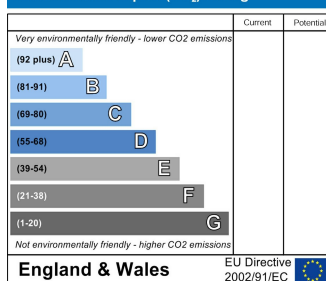


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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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.
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