



HUDSON  
MOODY

64 Allerton Drive, Nether Poppleton, York YO26 6NP





## **\*\*UNEXPECTEDLY REOFFERED TO MARKET\*\***

A superbly presented CHALET STYLE HOUSE set on a GENEROUS PLOT in an ENVIABLE LOCATION lying near the centre of Nether Poppleton.

A lawned garden, driveway and single garage lie to the front of the property together with a gate leading to the rear. The property is entered at the side via an enclosed porch into the impressive reception hall where a turned staircase with feature wrought iron work leads to the first floor. The spacious L-shaped living/dining room leads into separate kitchen to the front, and sun room to the rear. The bright, light and airy living room offers a fireplace with modern hearth and timber surround and gas fire, whilst an array of full height windows and doors give views out over the gardens with French doors opening into the delightful south facing sun room extension. The kitchen is fitted with a good range of units with integral wall mounted double ovens, separate electric hob with extractor fan, built-in fridge and space for free standing white goods. The central hallway also gives access to a double bedroom with fitted cupboards (or a versatile second reception room) and a downstairs shower room. To the first floor are two good sized double bedrooms, both with eaves storage, and a further shower room.

The garden offers a private patio area to one side behind the garage with a further patio running beside the lawn which is enclosed with specimen shrubs and flower borders.

The house lies in a smart and popular residential road with good access to local shops together with further shops and facilities available on The Green in Upper Poppleton and a railway station with trains to York, Harrogate and Leeds.



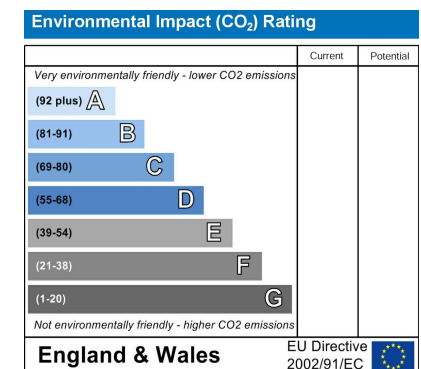
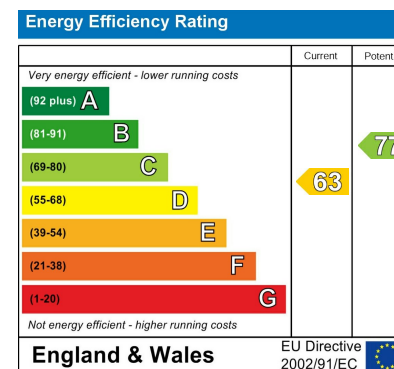
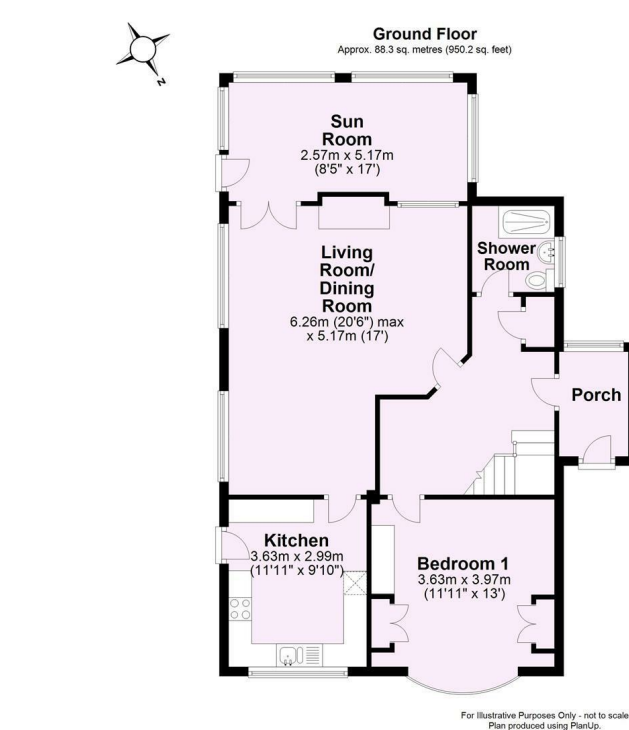


- Charming Dormer Bungalow
- Living/Dining Room
- Ground Floor Bedroom
- Fitted Kitchen
- Sun Room
- Two First Floor Double Bedrooms
- Two Shower Rooms
- Large Single Garage & Driveway
- Extensive Garden
- Beautiful Village Location

**Guide Price £450,000**

Tenure: Freehold





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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.
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.

The Green  
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