



HUDSON
MOODY

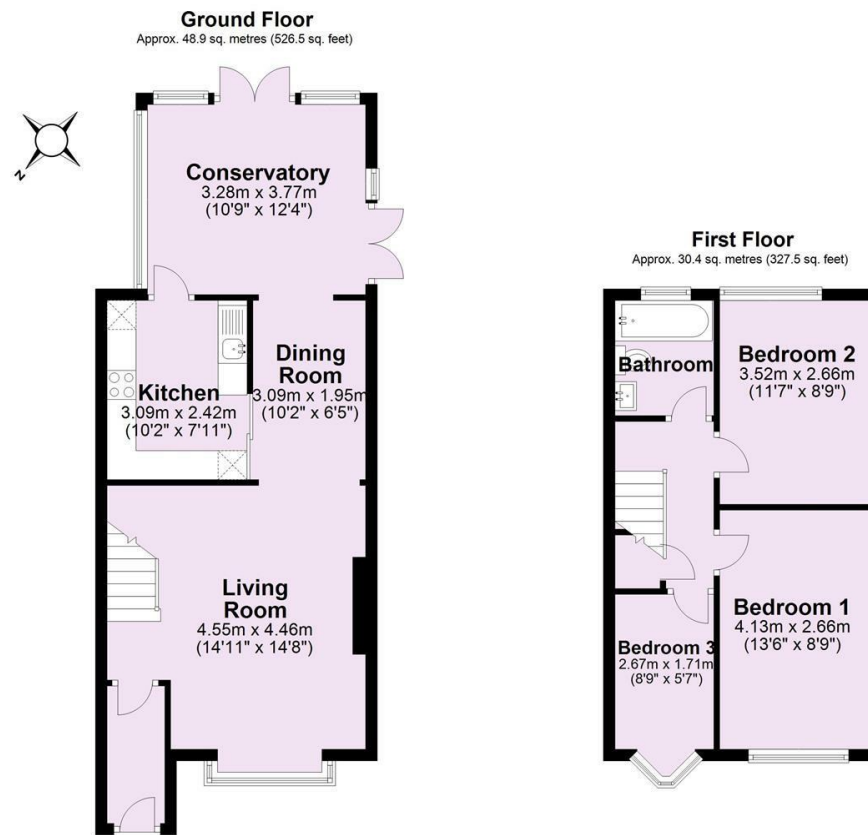
89 Long Ridge Lane, Nether Poppleton, York YO26
6LW

A spacious MODERN SEMI-DETACHED HOUSE situated in an enviable location within easy reach of the outer ring road and York city centre.

- Modern Semi-Detached House
- Impressive Fitted Kitchen
- Garden Room/Conservatory
- Two Double Bedrooms
- Third, Single, Bedroom
- Contemporary House Bathroom
- Garage and Off Street Parking
- Large Garden with Seating Area
- Sought After Area on the Edge of Poppleton with Excellent Transport Links

Guide Price £350,000

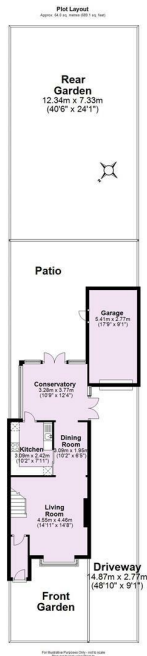
Tenure: Freehold



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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(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		
(92-100) 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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