



HUDSON
MOODY

47 Millfield Gardens, Nether Poppleton, York YO26
6NZ

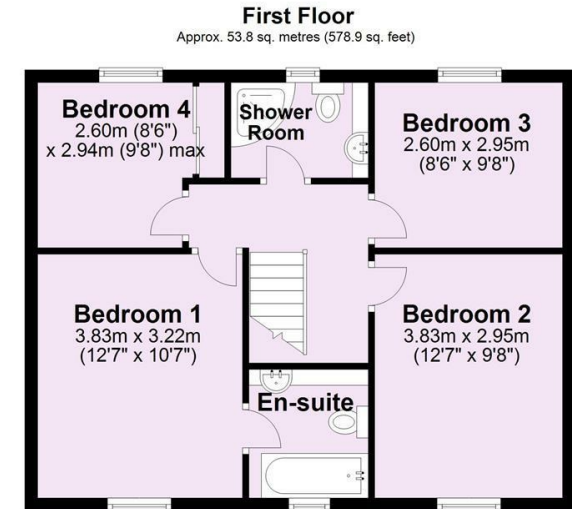
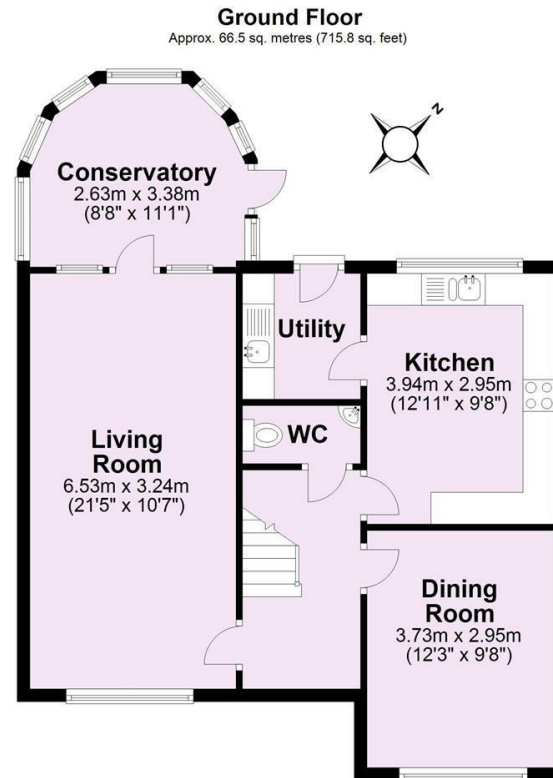
An impressive modern **FOUR BEDROOM DETACHED HOUSE** that would benefit from some cosmetic updating, situated in the popular and sought after village of Nether Poppleton. The village benefits from excellent local facilities and lies some 4 miles from York city centre.

- Large Detached House
- Living Room. Conservatory.
- Separate Dining Room
- Spacious Kitchen. Utility
- Ground Floor W/C
- Two Double Bedrooms, Master En-Suite
- Two Single Bedrooms
- House Shower Room
- Double Garage and Parking
- Good Sized Rear Garden

Guide Price £475,000

Tenure: Freehold

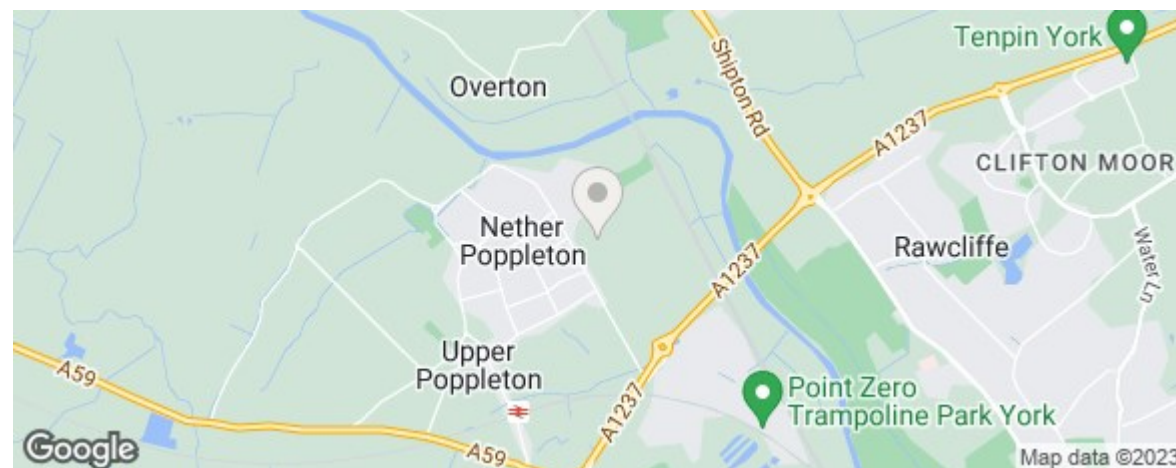
Council Tax Band: F



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81
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.

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