

HUDSON MOODY

1 Long Ridge Drive, Upper Poppleton, York YO26 6HD







A light and bright, well presented DETACHED HOUSE situated just off Long Ridge Lane in the popular and sought after village of POPPLETON.

A hedged front garden with lawn and parking area leads to the arched glazed entrance. The house boasts two good sized reception rooms: the front room, currently used as a dining room, features a wide bay window overlooking the front garden. A large archway, with folding doors, leads into the sitting room with white painted fireplace, full height glazed windows and a door giving access to the rear garden. The kitchen is fitted with a range of white units together with ample space for free standing appliances and a benefits from a separate pantry cupboard.

To the first floor are two generous dual aspect double bedrooms, a third single room or study and a well equipped house shower room.

To the rear of the house is a beautifully tended lawned garden with patio, herbaceous beds and mature shrubs.

The property offers potential for extension (subject to planning) and lies in a delightful location within Poppleton which offers a wide range of shops, schools, public houses, surgery and a leisure centre together with good transport links to York including a local railway station.



- Substantial Detached House
- Two Reception Rooms
- · Breakfast Kitchen
- Two Double Bedrooms
- Third Single Bedroom or Study
- Shower Room
- Immaculate Gardens
- Delightful Location
- Scope for Extension Subject to Planning

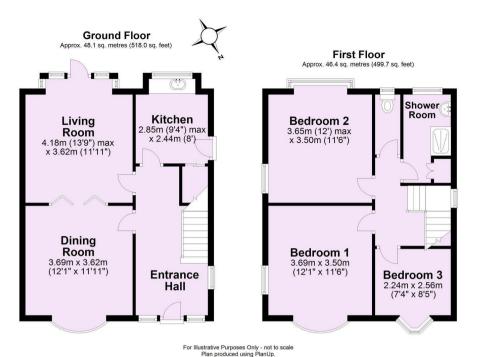
Offers In Excess Of £400,000

Tenure: Freehold



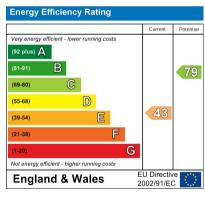


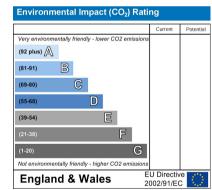












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IMPORTANT NOTICE

- 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.
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The Green Upper Poppleton York YO26 6DF

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