



HUDSON  
MOODY

Oberland Hodgson Lane, Upper Poppleton, York YO26 6EA





\*\*\* VIEWING HIGHLY RECOMMENDED \*\*\* An EXCEPTIONAL modern detached house designed in a contemporary European style, offering VERSATILE living space and situated in a STUNNING CENTRAL LOCATION over looking The Green in the popular village of UPPER POPPLETON.

This unusual and individually designed house has instant kerb appeal and is approached via brick set paths skirting attractive low maintenance gardens. The impressive entrance hall showcases the bespoke design elements throughout, with emphasis on natural wood, and sets the tone for the rest of the property. The spacious open plan kitchen, living and dining area is enhanced by the use of roof lights and benefits from a fabulous log burning stove and sliding glass door to the landscaped garden. The carefully planned kitchen offers a range of fitted units, integral and free standing appliances centred round a generous island unit. Off the living area is a cosy sitting room with large wood burning stove and sliding doors giving access to the rear garden. In addition there is a separate utility room and cloakroom. An inner hall, with full height glass windows, connects the main house with a master bedroom with walk-in wardrobes and eye-catching en-suite shower room.

To the first floor is a stylish double bedroom with en-suite , a second double bedroom and large third bedroom, running the width of the property and enjoying views over The Green. The exquisite house bathroom is fitted with contemporary suite with shower over the bath.

The rear garden is beautifully maintained and offers a raised decked terrace with built-in grill, a separate garden office, lawn and brick set patio.

Upper Poppleton is a popular rural village with good facilities including shops, school, surgery and a train station providing trains to York, Harrogate and Leeds.



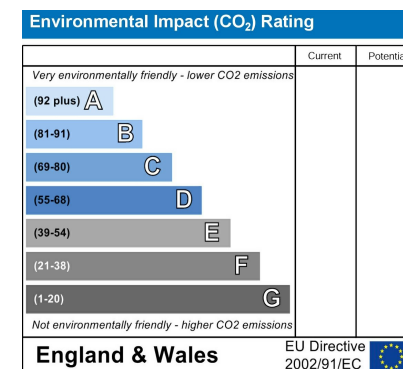
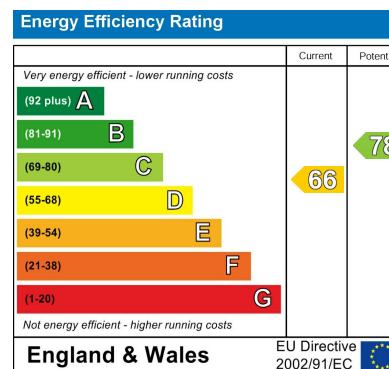


- Unique, Spacious, Contemporary Detached House
  - Open Plan Living/Dining Kitchen
  - Snug with Wood Burning Stove
  - Ground Floor Master Suite
  - Double Bedroom with En-suite
  - Two Further Double Bedrooms
  - Stunning House Bathroom
  - Immaculate Gardens with Home Office
  - Off Street Parking
  - Envious and Highly Sought After Location
- Guide Price £850,000**

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.
- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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.
- 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  
Upper Poppleton  
York  
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