



HUDSON
MOODY

Oberland Hodgson Lane, Upper Poppleton, York
YO26 6EA

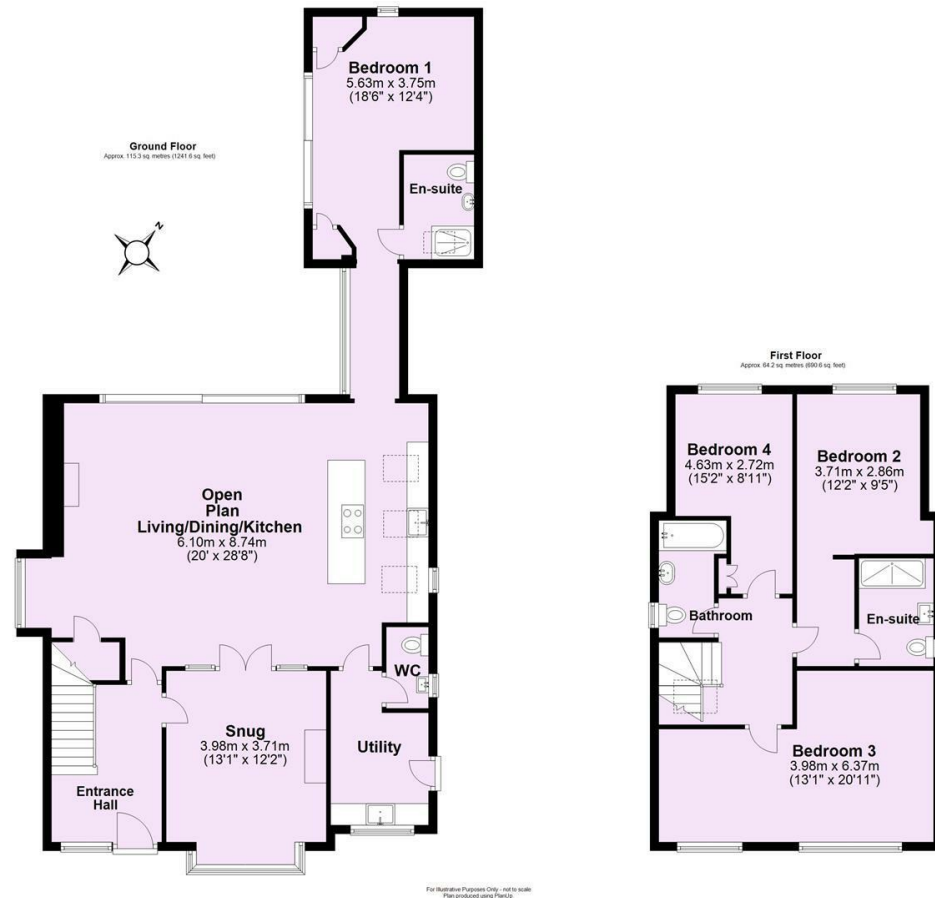
*** VIEWING HIGHLY RECOMMENDED ***

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.

- 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







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		
	66	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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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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.
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