



HUDSON
MOODY

16 Hawthorne Close, Nether Poppleton, York YO26 6HP



A good sized MODERN DETACHED HOUSE situated within the popular and sought after village of NETHER POPPLETON just outside the ring road to the north west of York.

The house is entered at the side into a good sized reception hall with a useful cloaks cupboard. The bright and airy, elegant, living room lies to the front of the property with the the generous, fitted, kitchen with breakfast area to the rear. Adjacent to the kitchen is a pleasant dining room with French doors opening out into the garden. The property has the additional benefit of a separate utility room and ground floor WC. To the first floor is the master bedroom with en-suite shower room, two further double bedrooms, a fourth, single, bedroom or study and the house bathroom. To the front of the house is a lawned garden adjacent to which a driveway gives access to two garages whilst to the side the garden leads around to the rear to a further lawned garden, mature and well stocked flower beds and a flagged terrace.

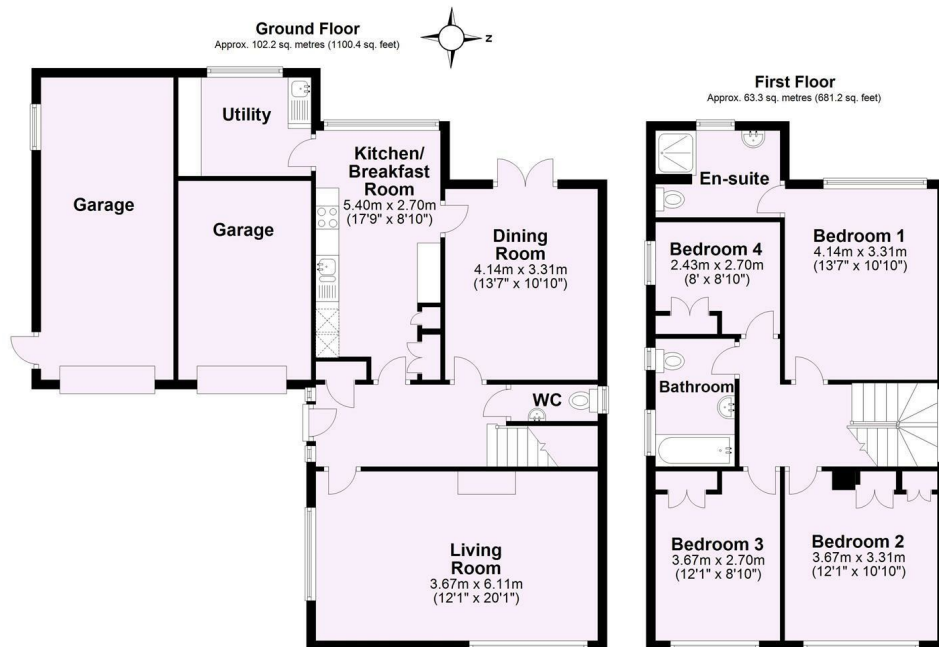
The village offers a wide range of local facilities including a range of shops, schools, public houses and regular bus and train services into the City of York.



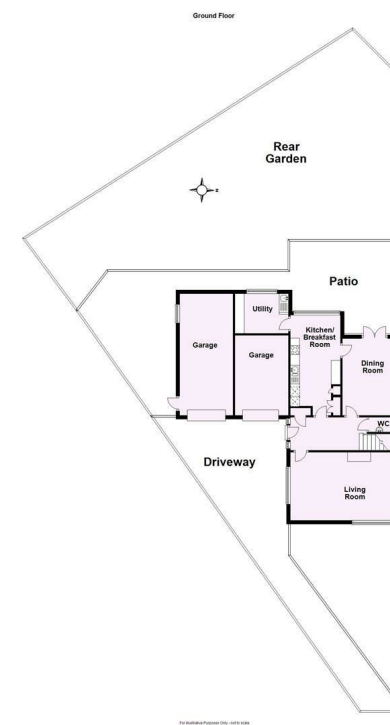
- Attractive Detached House
- Generous Living Room
- Separate Dining Room
- Breakfast Kitchen, Utility and Ground Floor WC
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- House Bathroom
- Two Garages
- Attractive Gardens
- Sought After Village Location
Guide Price £495,000

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 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		
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.
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.

**The Green
Upper Poppleton
York
YO26 6DF**

01904 789999