Poppleton Lodge, 8 Millfield Lane, Nether Poppleton, York YO26 6HR

HUDSON MOODY  \*\*Planning Permission Granted for a Double Storey Extension\*\*

A rare opportunity to purchase this unique DETACHED VICTORIAN HOUSE, set within a LARGE PLOT in the popular and sought after village of NETHER POPPLETON, with EXTENSIVE LAWNED GARDENS, driveway and carport.

- Superb Detached Victorian House
- Two Reception Rooms
- Large Conservatory and Workshop
- Ground Floor Bedroom or Home
   Office
- Modern Fitted Kitchen
- Three Double Bedrooms
- Generous Lawned Gardens
- Driveway and Car Port
- Delightful Village Location
- Planning Permission Granted for a Double Storey Extension

## Guide Price £700,000

**Tenure: Freehold** 

Council Tax Band: E



For Illustrative Purposes Only - not to scale Plan produced using PlanUp.



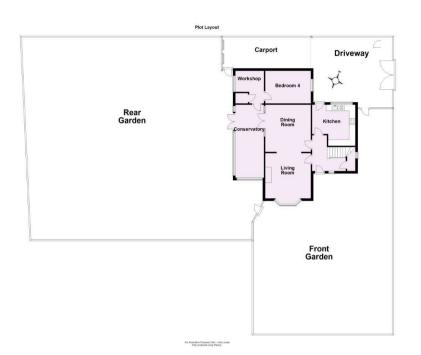
















## Energy Efficiency Rating Very energy efficient - lower running costs (12 plus) A (13-91) B (19-80) C (13-54) E (13-5

## IMPORTANT NOTICE

**HUDSON** 

MOODY

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.

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