

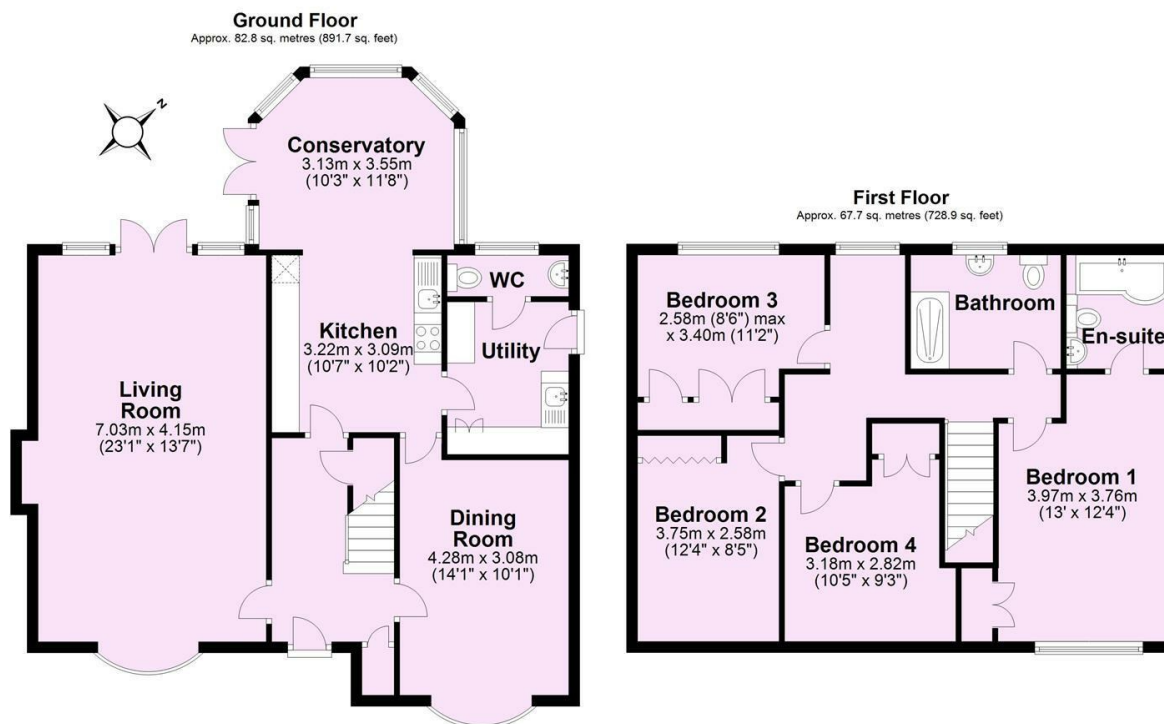


HUDSON
MOODY

8 Hutton Close, Nether Poppleton, York YO26 6PJ

An impressive four bedroom
MODERN DETACHED HOUSE
with wrap around gardens,
situated in a quiet location off
MILLFIELD LANE in the popular
village of NETHER POPPLETON.

- Impressive Detached House
- Two Spacious Reception Rooms
- Fitted Kitchen, Utility and Ground Floor WC
- Superb Conservatory
- Master En-Suite Bedroom
- Three Further Double Bedrooms
- Spacious Shower Room
- Delightful Wrap Around Gardens
- Garage and Ample Off Street Parking
- Quiet Village Location



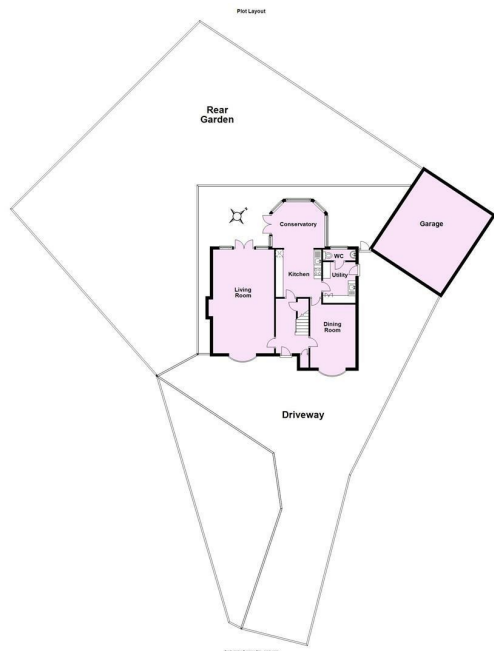
Guide Price £650,000

Tenure: Freehold

Council Tax Band: E







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	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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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.

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