



HUDSON  
MOODY

**Northfield Boroughbridge Road, Upper Poppleton,  
York YO26 6QB**



A stunning DETACHED PERIOD HOUSE with SUPERB MODERN KITCHEN/DINING EXTENSION to the rear. The property is situated to the west of York, close to the sought after village of UPPER POPPLETON, and lies within easy reach of the city and the outer ring road.

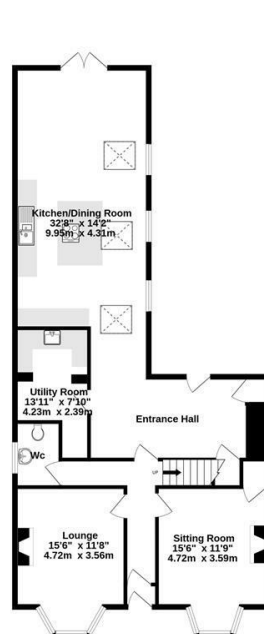
- Beautiful Period House
- Modern with Traditional Features Retained
- Two Reception Rooms
- Immaculate Modern Dining Kitchen
- Ground Floor WC and Utility Room
- Master Bedroom with En-Suite
- Further Three Double Bedrooms
- Extensive Walled Gardens
- Double Garage and Ample Off Street Parking.
- Excellent Catchment for Schools

**Offers In Excess Of £700,000**

**Tenure: Freehold**

**Council Tax Band: E**

GROUND FLOOR  
1333 sq.ft. (123.9 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.

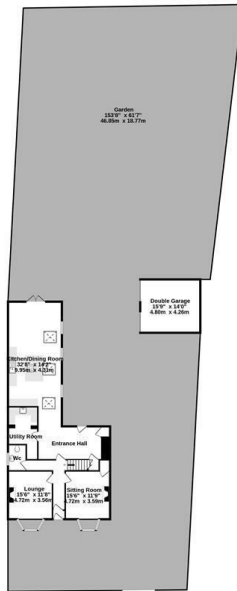


TOTAL FLOOR AREA: 1981 sq.ft. (184.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023









TOTAL FLOOR AREA: 1353 sq ft (125.9 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any mis-  
 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any  
 prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee  
 as to their operation or efficiency can be given.  
 Made with Mapbox ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**HUDSON  
MOODY**

#### 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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**