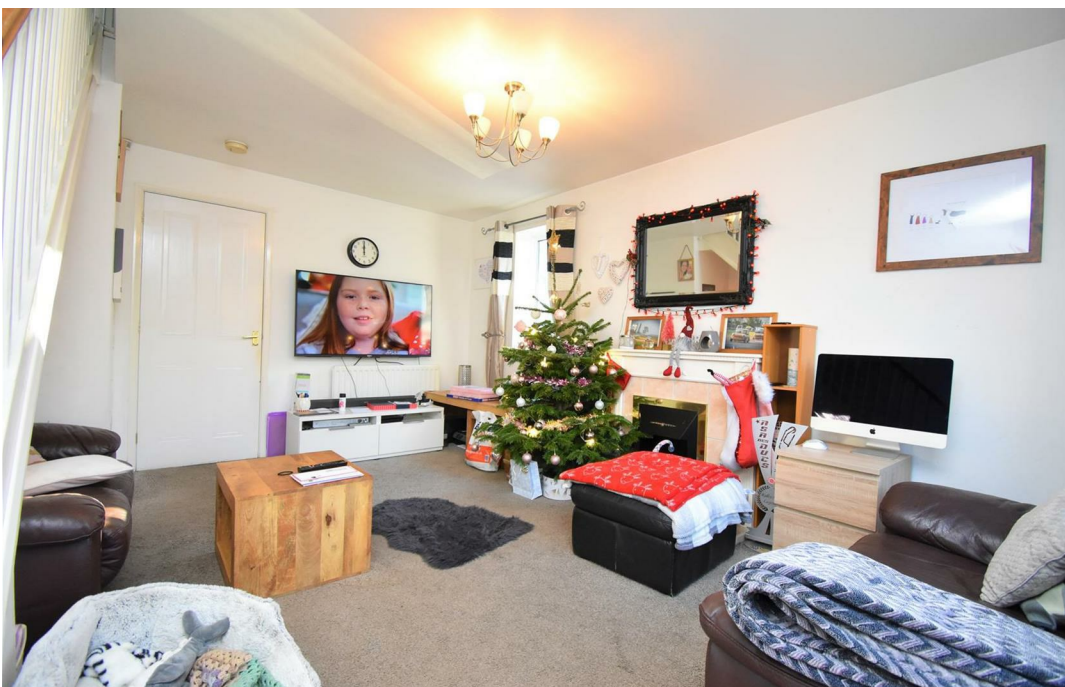




HUDSON
MOODY

9 Nidd Close, Nether Poppleton, York YO26 6RQ



An excellent opportunity to purchase a TWO BEDROOM SEMI DETACHED HOUSE in POPPLETON, with easy access to the A59, Clifton Moor Shopping Park and York city centre.

The, modern, end of terrace house is set on a good sized plot with ample off street parking with storage and additional land to the side. To the front is a small open plan lawned garden leading into the entrance porch. The light and spacious living room features an open staircase, dual aspect windows and modern fireplace. The breakfast kitchen is fitted with integral oven and gas hob and extractor fan with space for an under counter washing machine, tall fridge freezer and good sized dining table. To the first floor there are two good sized bedrooms, both with fitted cupboards and the house bathroom with white suite. To the rear of the house is an enclosed garden with ample space for outside living, providing flagged and decked areas together with a good sized flower border.

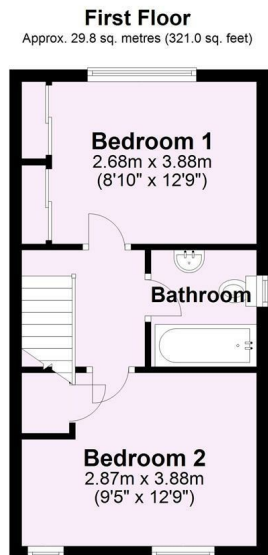
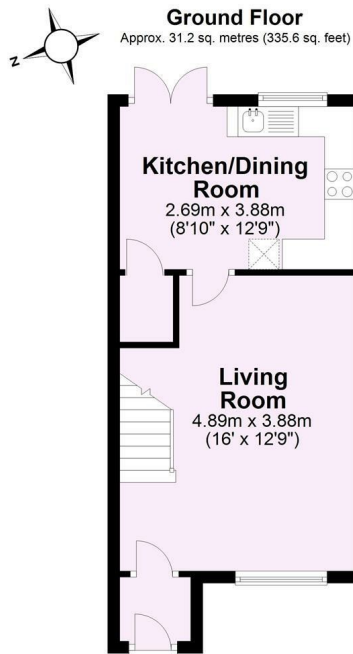


- Superb Modern Starter Home
- Large Corner Plot
- Spacious Living Room
- Fitted Breakfast Kitchen
- Two Double Bedrooms
- Bathroom with Modern White Suite
- Private, Enclosed Garden
- Off Road Parking
- Popular and Sought After Location

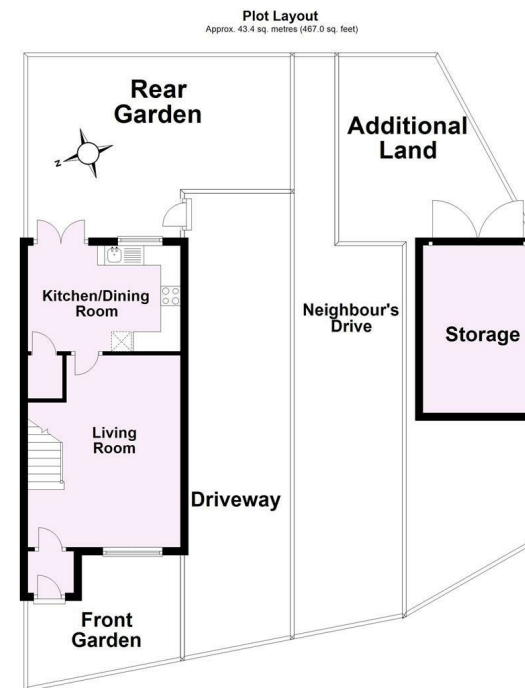
Guide Price £250,000

Tenure: Freehold

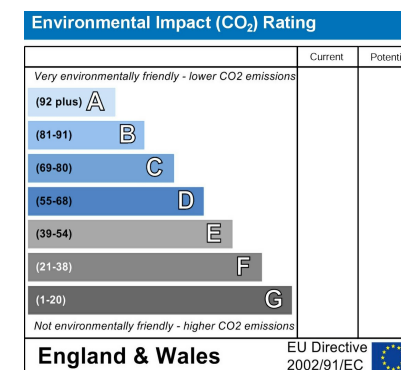
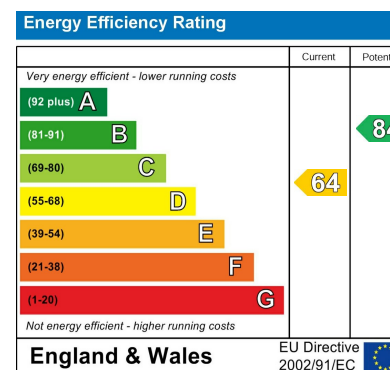




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Plan produced using PlanUp.



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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
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