



7 Little Garth, Nether Poppleton, York YO26 6NH

HUDSON
MOODY

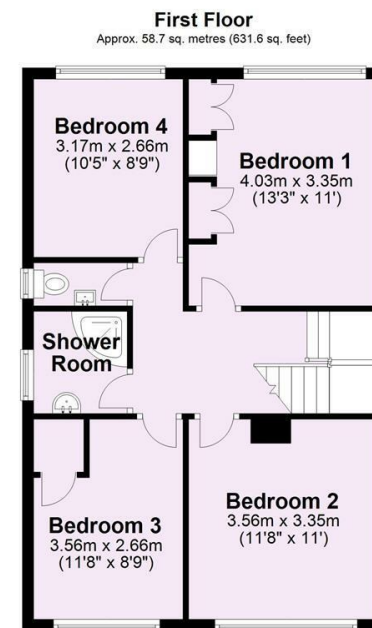
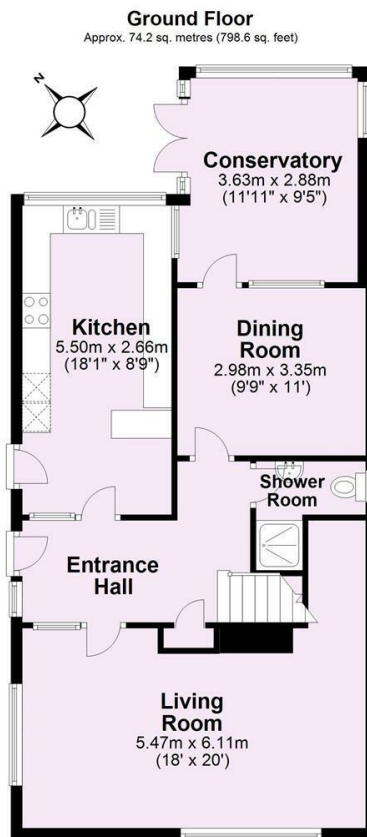
An impressive four bedroom DETACHED FAMILY HOUSE situated in a SUPERBLY CONVENIENT LOCATION within the popular and much sought after village of Upper Poppleton that lies to the north of York.

- Spacious Entrance Hall
- Ground Floor Shower Room
- 20ft Sitting Room
- Cosy Dining Room
- Modern Fitted Kitchen with Appliances
- Large Conservatory
- Four Double Bedrooms
- First Floor Shower Room and Separate WC
- Single Garage and Parking
- Lawned Rear Garden

Guide Price £525,000

Tenure: Freehold

Council Tax Band: E



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	69	79
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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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.
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