



HUDSON
MOODY

27 Millfield Gardens, Nether Poppleton, York YO26
6NZ

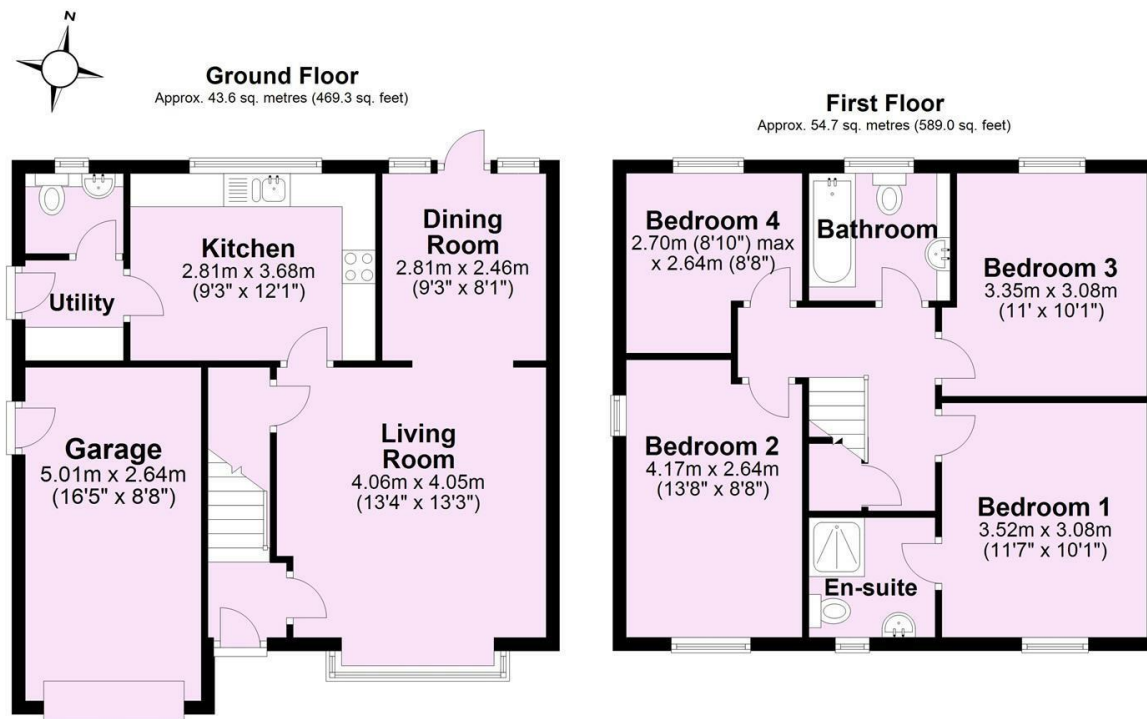
A spacious MODERN DETACHED HOUSE situated in the popular and sought after village of NETHER POPPLETON within easy reach of York city centre, the outer ring road and local amenities.

- Spacious Family House with Integral Garage
- Quiet Cul-de-Sac Location
- Through Living and Dining Room
- Breakfast Kitchen, Utility and Ground Floor WC
- Master Bedroom with En-Suite Shower Room
- Three Double Bedrooms
- Single Bedroom/Study
- House Bathroom
- Private Rear Garden
- No Onward Chain

Price £435,000

Tenure: Freehold

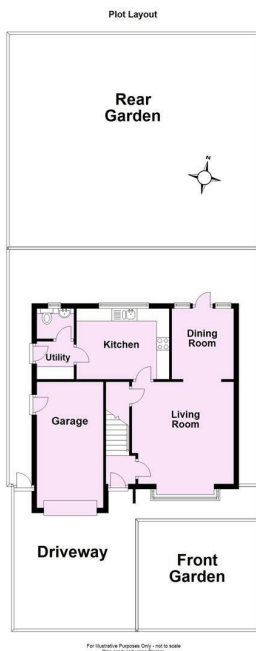
Council Tax Band: E



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

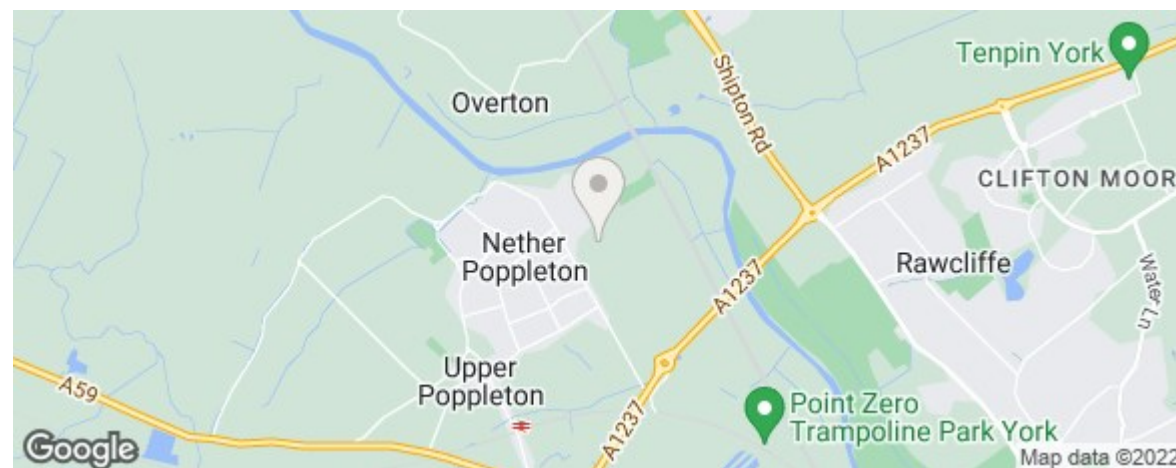






| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 66 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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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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.

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