

9 Nursery Court, Nether Poppleton, York YO26 6LR

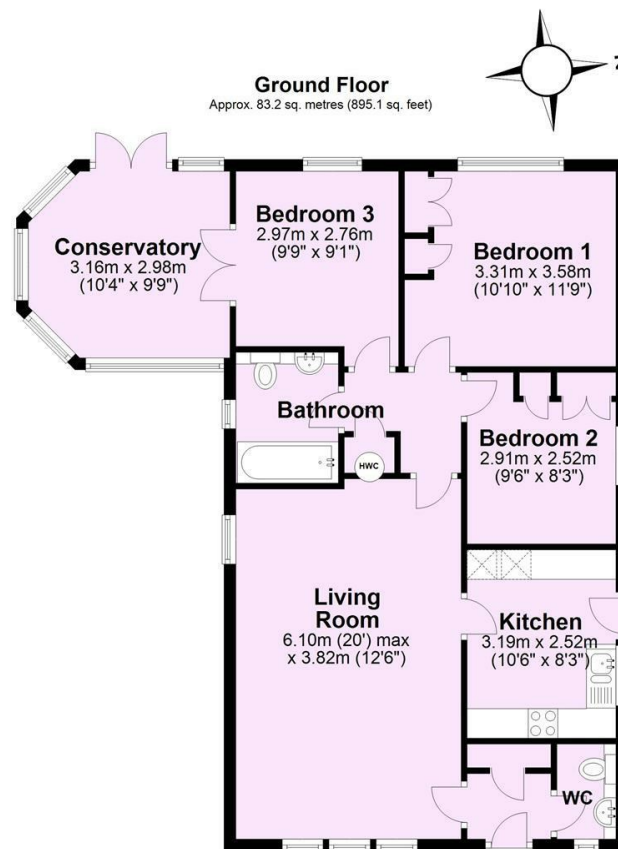
An immaculate THREE BEDROOM BUNGALOW, tucked away near the head of a quiet cul-de-sac in the popular and sought after village of Nether Poppleton that lies close to the northern ring road and within easy reach of York city centre. NO ONWARD CHAIN.

- Excellent Village Location
- Local Shops and Nearby Shopping Park at Clifton Moor
- Entrance Hall with Cloakroom Off
- Spacious Living and Dining Room
- Modern Fitted Kitchen
- Three Well Proportioned Bedrooms
- Modern House Bathroom
- Conservatory
- Wrap Around Garden With South-facing Courtyard
- Single Garage & Driveway

**Guide Price £450,000**

**Tenure: Freehold**

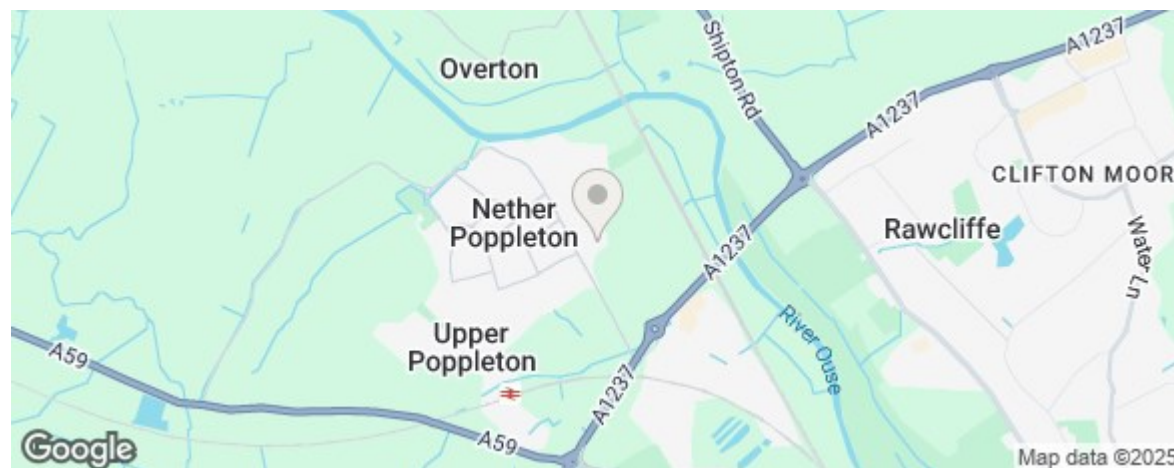
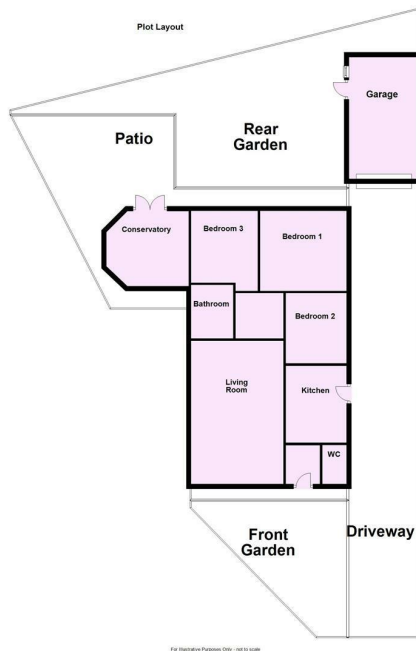
**Council Tax Band: E**



Total area: approx. 83.2 sq. metres (895.1 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>69</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

#### 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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