



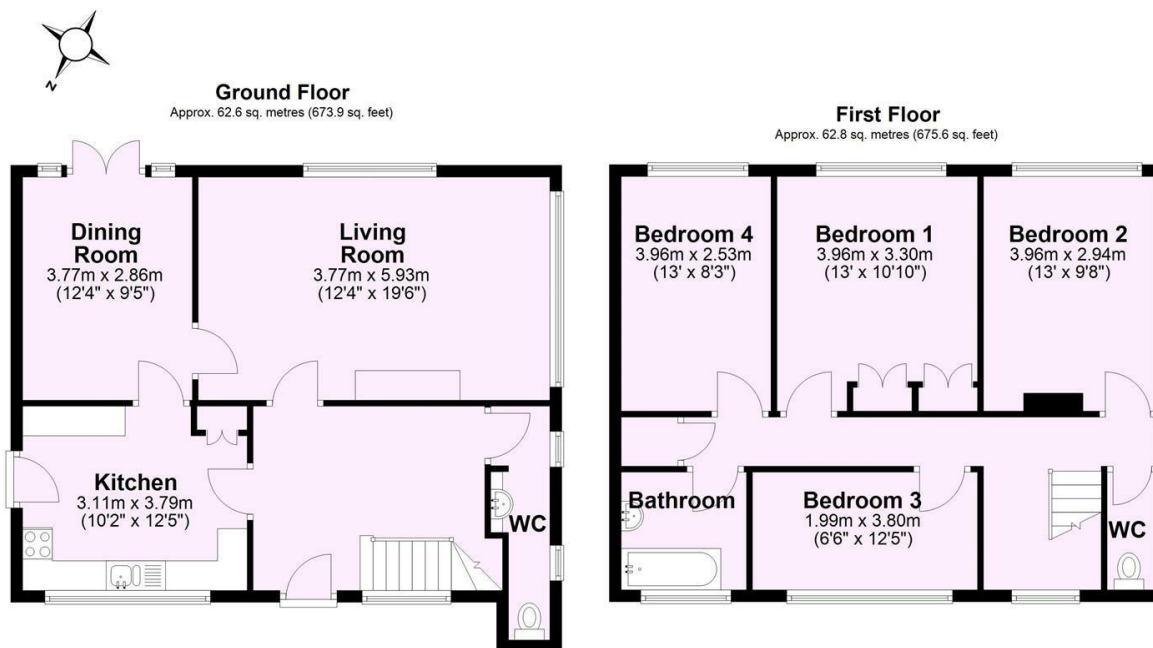
HUDSON  
MOODY

8 Apple Garth, Upper Poppleton, York YO26 6HQ



A imposing detached family home, located in the highly desirable village of Poppleton. Occupying a generous plot with south facing aspect.

- A Much Loved Detached Home Prominently Positioned in the Village of Poppleton
- Spacious Living Room with Gas Fire
- Seperate Dining Room with Double Doors Leading onto the Garden
- Large Entrance Hall with Cloakroom
- Well Equipped Kitchen with Integral Appliances
- Four Double Bedrooms
- Family Bathroom and Separate WC
- Substantial South Facing Plot
- Driveway, Garage and Car Port and Solar Panels
- Highly Desirable Village Location with Local Trainline, Excellent Amenities and Riverside Walks



Total area: approx. 125.4 sq. metres (1349.4 sq. feet)

**Offers In Excess Of £575,000**

**Tenure: Freehold**

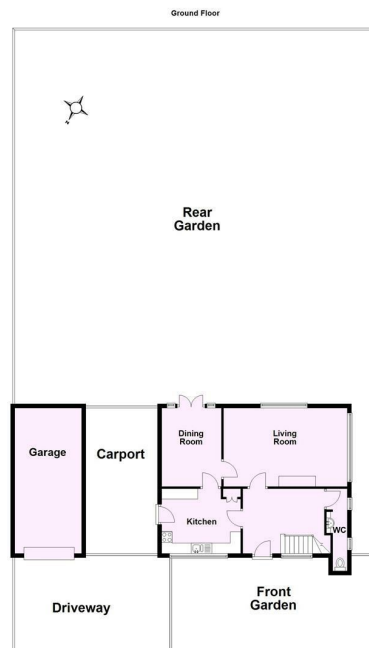
**Council Tax Band: D**











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**HUDSON  
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