

HUDSON
MOODY

Long Ridge Lane Nether Poppleton York YO26 6LW

Rent: £1,200 Per
Calendar Month
Deposit: £1,384
Furnishing: Unfurnished
Council Tax Band: C
Available 26th September



- Semi-Detached House
- Close to City Centre and Outer Ring Road
- Fitted Dining Kitchen
- House Bathroom
- Council tax band C

- Off Street Parking
- Two Double Bedrooms
- Beautifully Maintained Large Garden
- Single Garage with Utility Area
- Available 25th September



Situated within the sought after village of Nether Poppleton, a two bedroom semi-detached house, with a generous rear garden and benefitting from a spacious driveway and garage.

The property is approached via a brick-set driveway providing ample parking. An entrance porch leads into a spacious living room overlooking the front of the property, featuring an open staircase rising to the first floor. To the rear of the home is a well-appointed kitchen fitted with appliances The kitchen also offers plenty of room for a good-sized dining table. A rear porch provides access to the back garden.

The first floor comprises two double bedrooms and a modern house bathroom, fitted with a shower over the bath.

Externally, the property benefits from an expansive and immaculately maintained rear garden, complete with a patio area and a useful garden shed. To the rear of the house is a brick-built garage incorporating a utility area and WC, offering excellent additional storage and space. To the front is ample off road parking.

Council tax band C

No smokers. Available 25th September

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	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC



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