



HUDSON  
MOODY

38 Allerton Drive, Nether Poppleton, York YO26 6NL



An extended, beautifully presented, MODERN SEMI-DETACHED HOUSE situated in an enviable location in the popular village of POPPLETON with easy access to York city centre and the main road networks.

A smart brick set driveway gives the property instant kerb appeal and leads to the front of this family home. The bright entrance hall, with ground floor WC off, leads into the modern kitchen fitted with a range of cream fronted units with integral cooker, gas hob and under counter space for a dishwasher. An archway continues through to the utility area providing space for a large fridge freezer, separate sink unit and plumbing for a washing machine and door to the rear garden. The living room lies to the front of the property with a door leading into the dining room with archway to the kitchen and French doors into the attractive conservatory to the rear. Also on the ground floor, leading off from the utility area is a garage providing a large storage area. To the first floor is the master bedroom with mirror fronted wardrobes, two further bedrooms to the rear and a spacious family bathroom with separate shower cubicle. In addition there is a small fourth bedroom, currently used as an office, and an additional shower room. To the rear of the property is a beautifully maintained and landscaped garden with circular patio area, lawn, raised bed, play area and useful storage shed. The house lies in an enviable village location close to a parade of local shops with other facilities including a primary school close by.

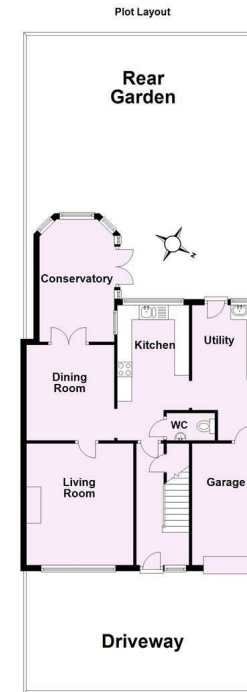
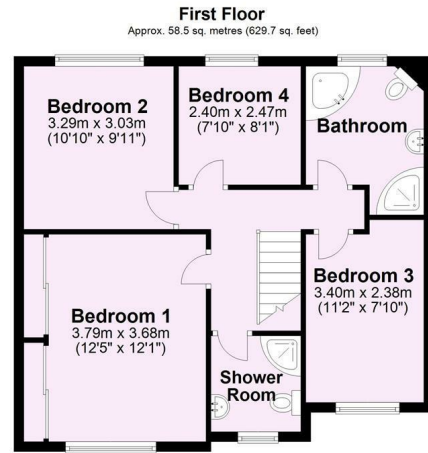
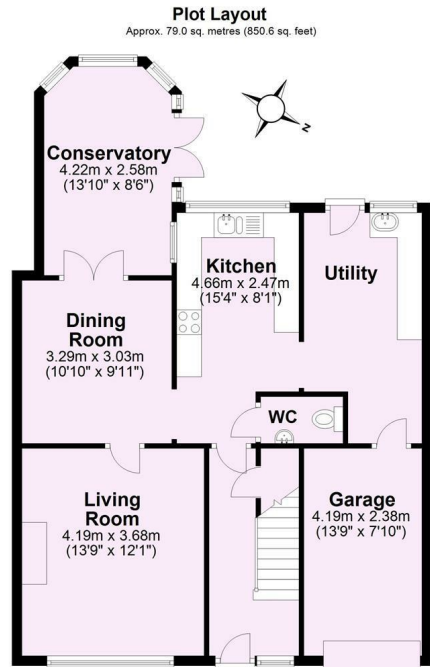


- Attractive Four Bedroom Property
- Two Reception Rooms
- Large Conservatory
- Modern Kitchen, Utility Area and Storage Room
- Three Generous Double Bedrooms
- Single Bedroom/Study
- House Bathroom
- Separate Shower Room
- Landscaped Gardens
- Extremely Sought After Location

**Offers In Excess Of £425,000**

Tenure: Freehold





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

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**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		
	70	81
	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
	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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