



HUDSON
MOODY

1 Riversvale Drive, Nether Poppleton, York YO26 6JY



A deceptively spacious EXTENDED SEMI-DETACHED DORMER BUNGALOW situated within the popular and sought after village of NETHER POPPLETON just outside the ring road to the North West of York..

This attractive dormer bungalow, with lawned front garden and a brick set driveway has instant kerb appeal. The main entrance, located at the side of the property, leads into the reception hall and very versatile living accommodation suited to all needs. The good sized dining kitchen showcases a range of timber fronted units with integral wall mounted oven, microwave and a Diplomat halogen hob with extractor over. There is also space to house free standing appliances and a dining table. The sitting room, with large picture window overlooking the front garden, features laminate wood flooring, an electric fire housed within a modern fireplace with timber surround and under stairs cupboard. In addition to the ground floor is a generous double bedroom, with fitted cupboards and large window and a bathroom with white suite. The separate dining room (or possible further bedroom) leads into a conservatory with glazed French doors to the garden.

To the first floor is a large double bedroom, perfectly suited to becoming a master suite, a single bedroom or dressing room and a further bathroom with eaves roof light. To the rear of the property is an enclosed lawned garden with a patio and a single detached garage with a side access door leading to a room, formerly used as an office, with electrical points, lighting and shelving.



- Semi-Detached Dormer Bungalow
- Versatile Accommodation
- Spacious Sitting Room and Separate Dining Room
- Generous Fitted Kitchen
- Large Conservatory
- Two Bathrooms
- Three Bedrooms
- Garage and Off Street Parking
- Office/Garden Room
- Sought After Village Location

Price £299,950

Tenure: Freehold





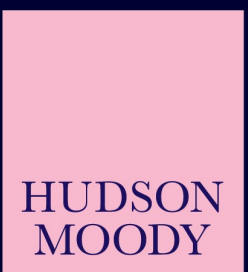
Total area: approx. 116.8 sq. metres (1257.1 sq. feet)

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	79
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	



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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