



HUDSON  
MOODY

12 Willow Croft, Upper Poppleton, York YO26 6EF





A good sized MODERN DETACHED HOUSE situated within the popular and sought after village of UPPER POPPLETON with a range of local shops and amenities close by.

**\*\*PROPERTY LAUNCH SATURDAY 22ND JUNE 11AM - 1PM\*\*** by appointment with the agent. The open arched porch leads into the entrance hall, with downstairs cloakroom off, before continuing into a large sitting room, with ample space for a dining table, feature fireplace and glazed double patio doors leading into the good sized conservatory. The kitchen boasts an extensive range of wood fronted fitted units with space for free standing appliances. Also off the kitchen is a useful side entrance porch with door to the garden.

On the first floor is a light and airy landing with feature arched window allowing plenty of natural light onto the staircase. The landing leads to a large master bedroom (with potential for sub-division into two rooms or possibly an en-suite), two further good sized bedrooms and the house bathroom with coloured suite.

To the front of the house is a landscaped lawned garden with a driveway leading to the integral single garage whilst to the rear is a further tidy private enclosed garden which is predominantly laid to lawn.

The village offer a good range of local facilities including a range of shops, public house and village school with regular bus and train services into York city centre.





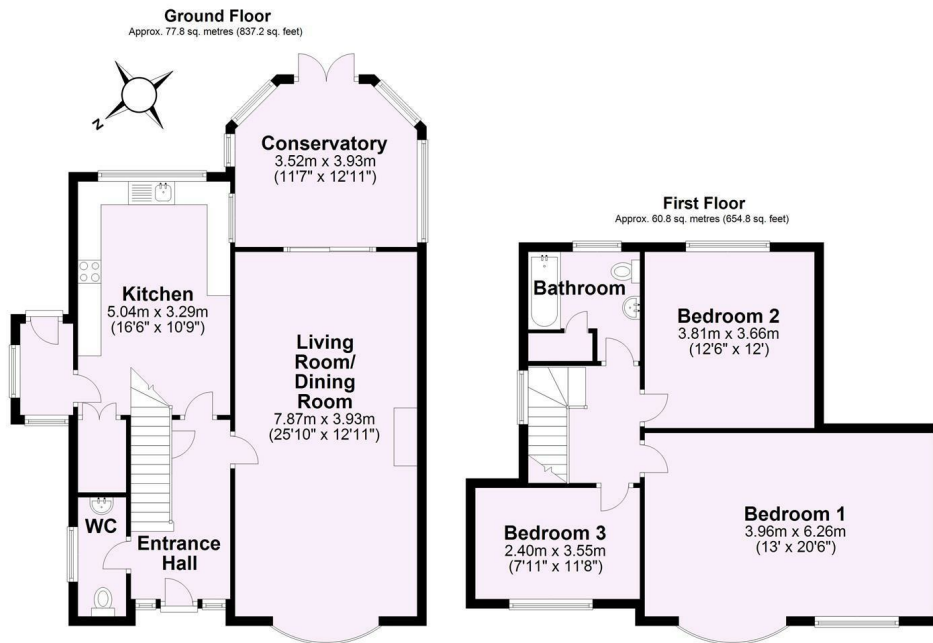
- No Onward Chain
- Large Detached House
- Sitting / Dining Room
- Conservatory
- Breakfast Kitchen
- Three Bedrooms
- Potential for Further Bedroom
- Landscaped Gardens
- Integral Single Garage and Off Street Parking

**Guide Price £400,000**

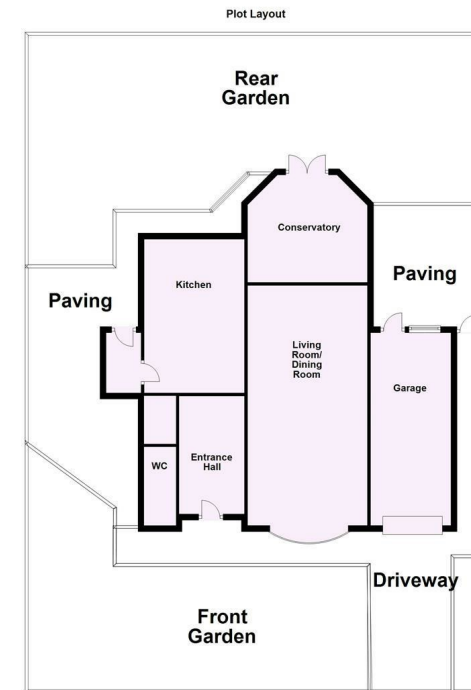
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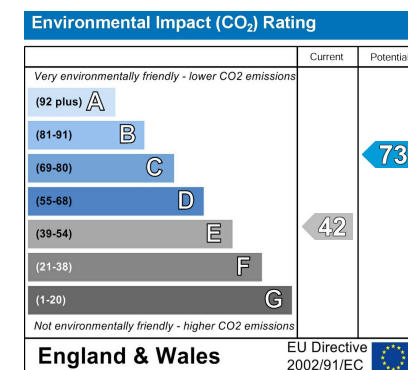
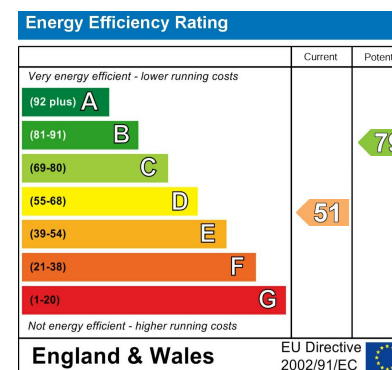




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Plan produced using PlanUp.



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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.

**The Green**  
**Upper Poppleton**  
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