



HUDSON
MOODY

12 Millfield Gardens, Nether Poppleton, York YO26 6NZ



An attractive link attached SEMI-DETACHED HOUSE situated just off MILLFIELD LANE in the popular village of NETHER POPPLETON.

The entrance vestibule leads you into a light and spacious living room with a large window overlooking the front garden and a timber fire surround housing a modern electric fire and giving access to a good sized under stairs storage cupboard. The beautifully appointed kitchen features a wide range of modern fitted units with integral gas hob with extractor fan over, a wall mounted double oven and under counter space for other appliances. The room has ample space for a breakfast table and benefits from a door leading out to the rear garden.

To the first floor are two good sized double bedrooms, both with fitted cupboards, and a contemporary shower room with white suite and large shower cubicle.

To the front of the house is a well stocked garden area and a tarmac drive leading to the single garage, whilst at the rear is a well maintained garden, predominantly laid to lawn, with a corner seating area. To the side of the garage is a shared passageway giving access to the rear garden which is enclosed within timber fencing and attractive herbaceous borders.



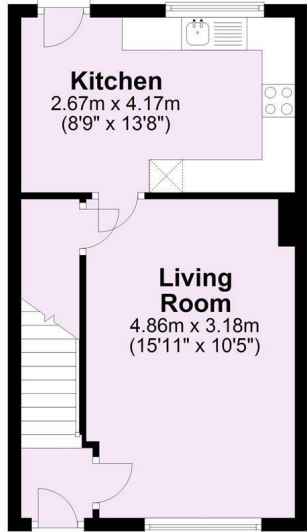
- Modern Semi-Detached House
- Spacious Living Room
- Modern Kitchen
- Two Double Bedrooms
- House Shower Room
- Enclosed Rear Garden
- Attached Single Garage
- Off Street Parking
- Popular Village Location
- No Onward Chain

Guide Price £245,000

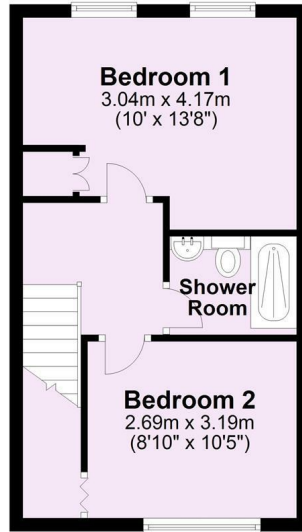
Tenure: Freehold



Ground Floor
Approx. 31.8 sq. metres (342.1 sq. feet)

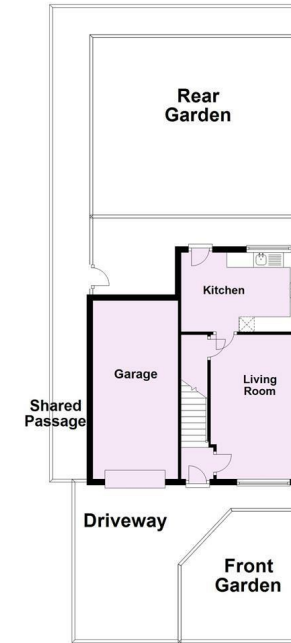


First Floor
Approx. 31.4 sq. metres (338.2 sq. feet)



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

Plot Layout



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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		66	85
	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		

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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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