



HUDSON
MOODY

Nissan Hut The Green, Upper Poppleton, York YO26
6DP

An exceptional grand design opportunity in the highly desirable village of Upper Poppleton. Located within an exclusive gated development, this unique offering allows buyers to design and create a bespoke new-build home finished to their exact specification.

- Grand Design New-Build Home
- Open Plan Kitchen/Dining/Living Space
- Master Suite & Guest Bedrooms
- Pantry & Utility Room
- Car Port
- Gated Development
- Excellent Local Amenities & Transport Links
- Close to York City Centre
- Plot Available By Separate Negotiation

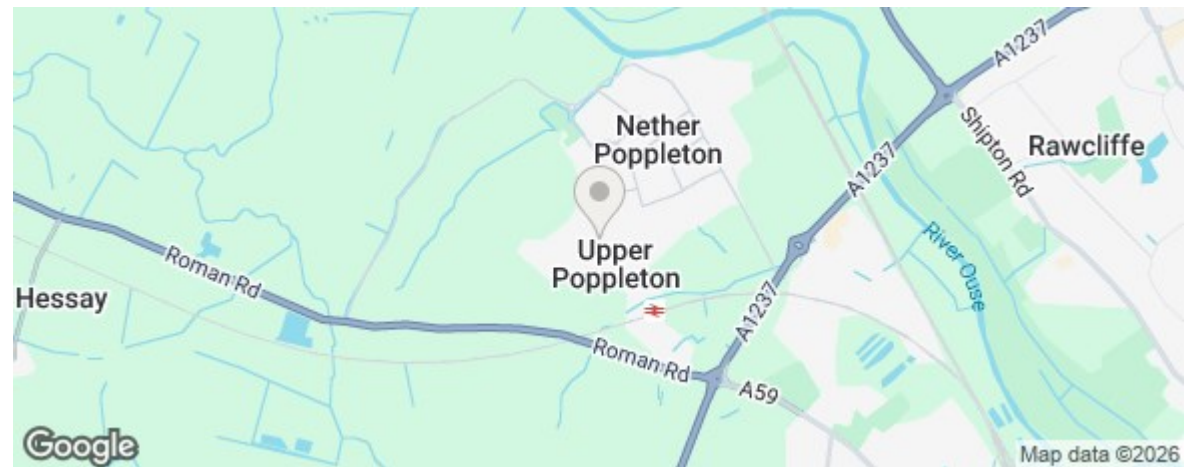
Guide Price £1,250,000

Tenure: Freehold

Council Tax Band:



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	



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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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