



**HUDSON  
MOODY**

**Treetops Boroughbridge Road, Upper Poppleton,  
York YO26 6QB**

An imposing EDWARDIAN VILLA retaining a multitude of original features, yet has been sympathetically updated with modern kitchens and bathrooms. The property is situated close to the village of Upper Poppleton, with easy access to York City Centre.

- Edwardian Semi-Detached House
- Spacious Living Room and Separate Family or Dining Room
- Newly Fitted Open Plan Kitchen
- Separate Utility Room, Pantry & Storage
- Master Bedroom
- Four Further Double Bedrooms
- Modern House Bathroom, Separate Shower Room and Ground Floor WC
- Extensive Lawned Garden
- Large Garage and Outbuildings

**Guide Price £980,000**

**Tenure: Freehold**

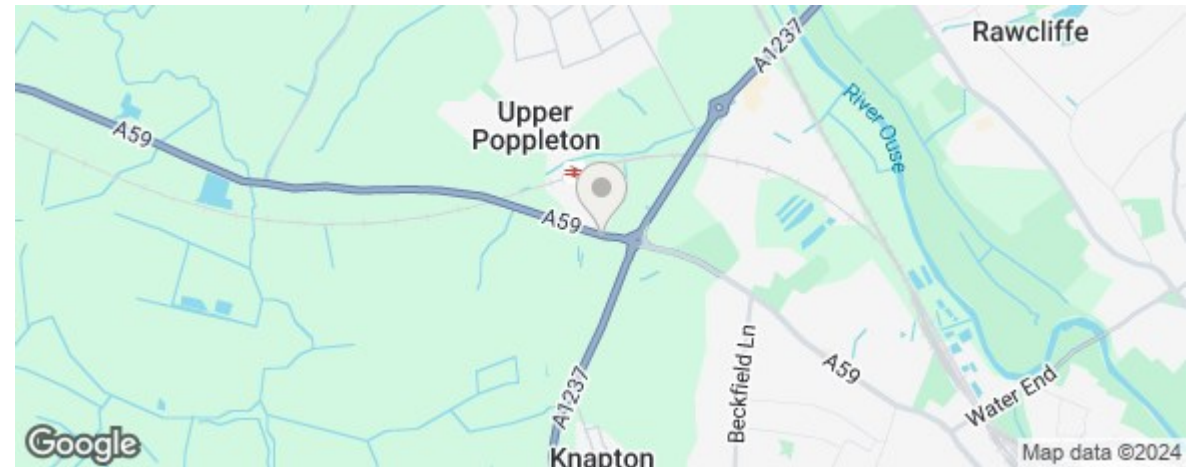
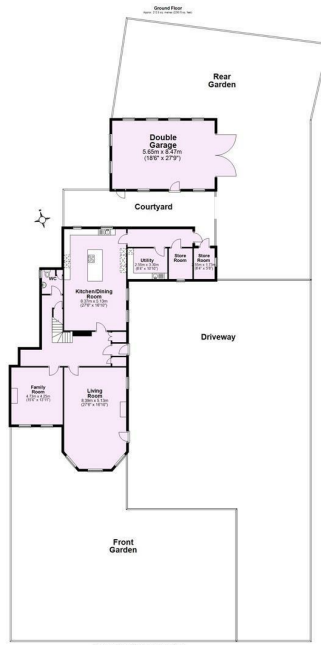
**Council Tax Band: G**



Total area: approx. 339.1 sq. metres (3649.9 sq. feet)  
For Illustrative Purposes Only, not to scale.  
 Plan produced using PlanIt.







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>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

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**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**