



**2 Beech Grove, Upper Poppleton, York YO26 6DS**



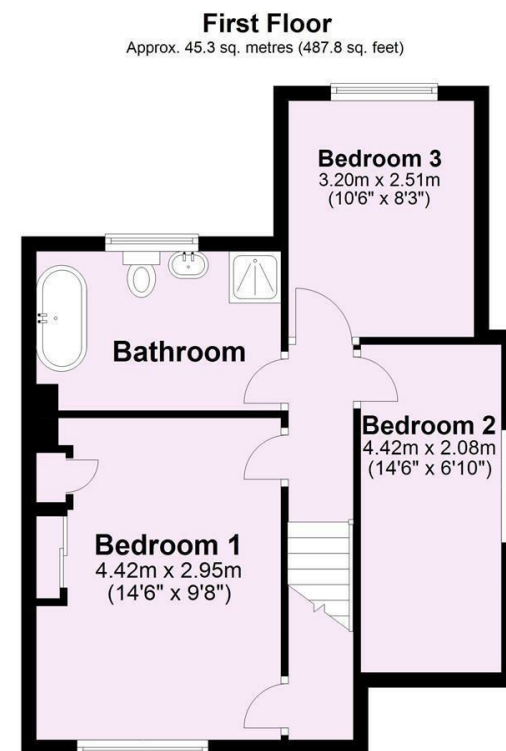
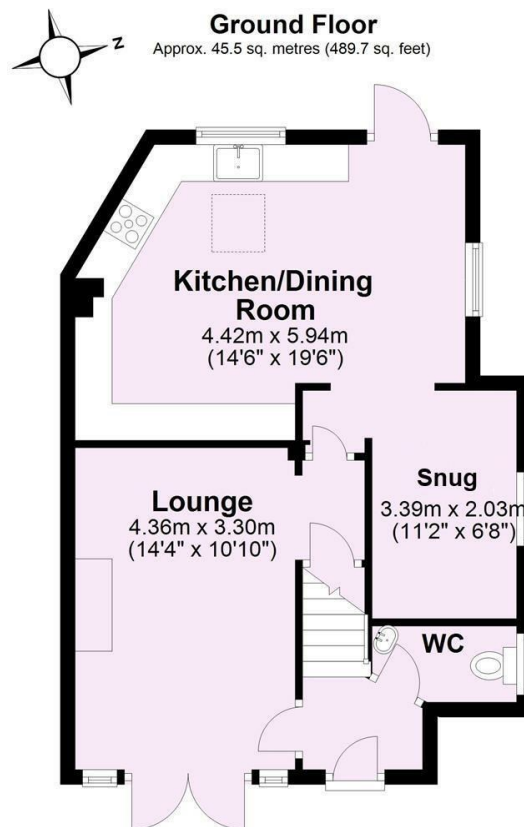
An immaculately presented SEMI-DETACHED HOUSE, situated on a good sized plot in the popular and sought after village of Upper Poppleton. The village boasts a range of shops and services, yet lies within easy distance of York, the outer ring road and a half-hourly train service to both York and Leeds.

- Quiet Village Location
- Walking Distance To Poppleton Train Station
- Living Room With Log Burner
- Extended Dining Kitchen with Side Snug
- Ground Floor WC
- Master Bedroom with Fitted Wardrobes
- Two Further Double Bedrooms
- House Bathroom with Free Standing Roll-Top Bath & Shower
- Enclosed Large Well Maintained Gardens
- Garage & Off Road Parking With Electric Gates

**Offers In Excess Of £500,000**

**Tenure: Freehold**

**Council Tax Band: C**

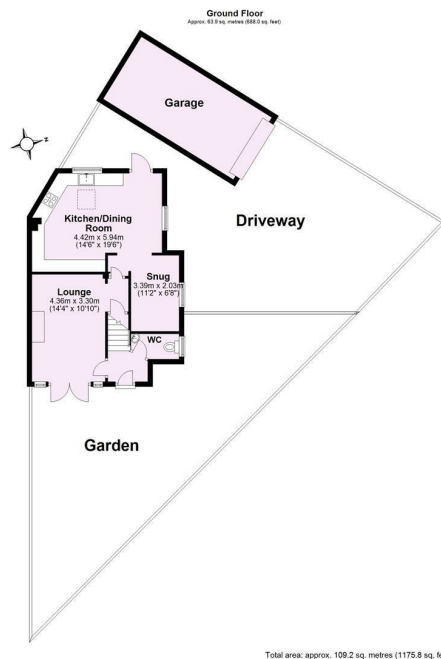


Total area: approx. 90.8 sq. metres (977.4 sq. feet)



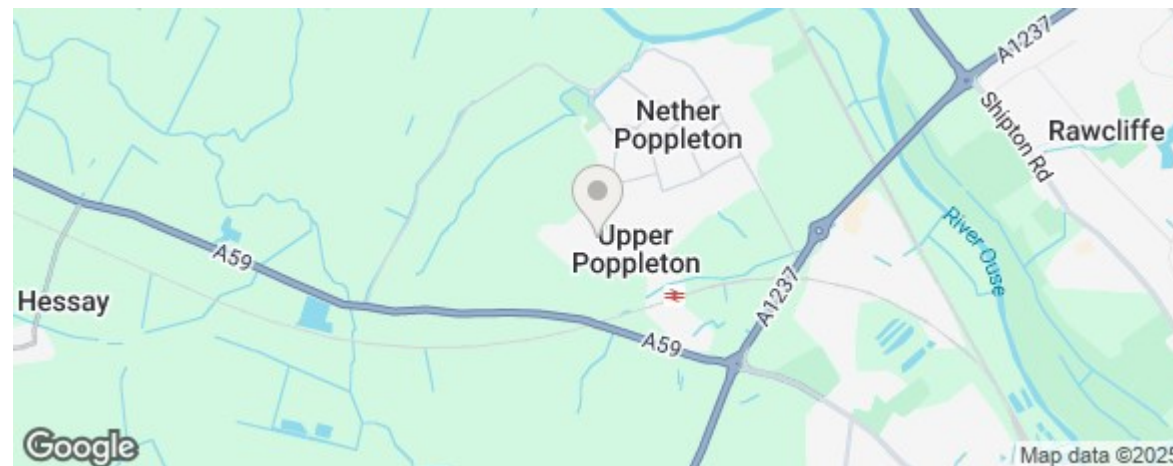






Total area: approx. 109.2 sq. metres (1175.8 sq. feet)

| 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>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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MOODY**

#### 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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