



HUDSON  
MOODY

17 Beech Grove, Upper Poppleton, York YO26 6DS

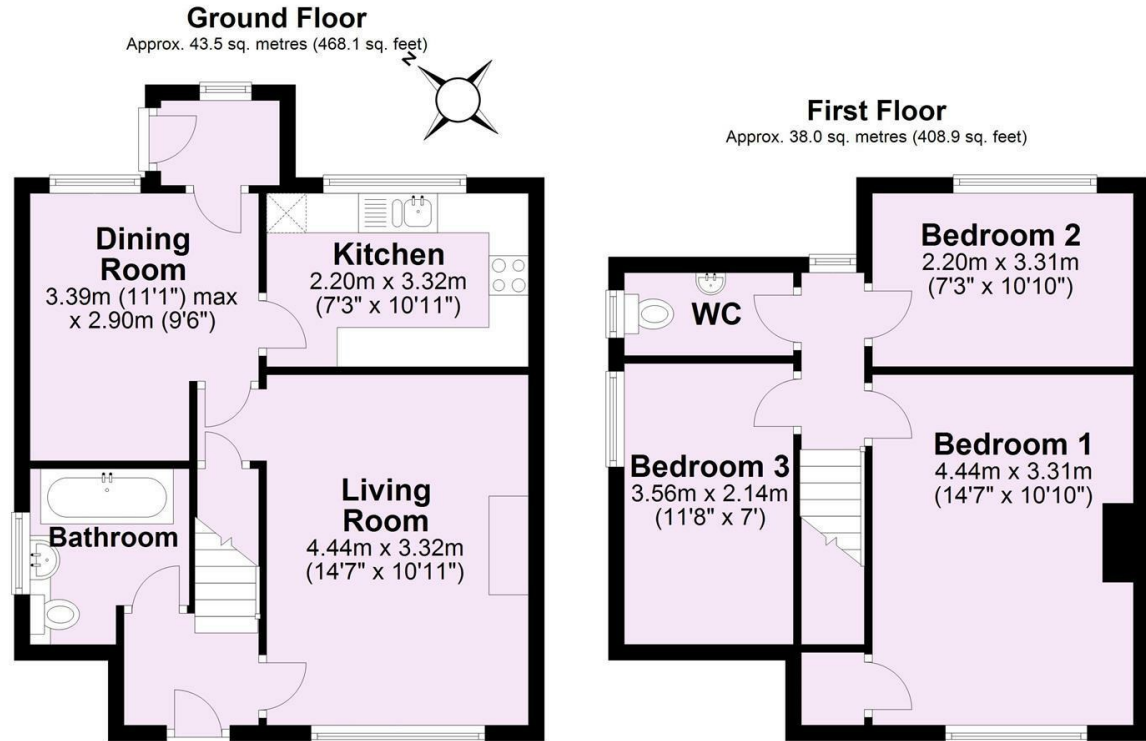
**\*\*NO ONWARD CHAIN\*\***

Beech Grove is an attractive, much loved and beautifully presented SEMI-DETACHED HOUSE situated on a no through road just off The Green in the much sort after village of Upper Poppleton.

- Impressive Semi-Detached House
- Popular Village Location
- Living Room
- Separate Dining Room and Well Fitted Kitchen
- Ground Floor Bathroom
- Three Bedrooms
- First Floor WC with Planning Permission the Extend into a Bathroom
- Enclosed Lawned Gardens
- Garage with Mains Electricity
- Off Road Parking

**Offers In The Region Of  
£395,000**

**Tenure: Freehold**



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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	67	
(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	



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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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