



HUDSON
MOODY

**Beechwood House The Green, Upper Poppleton,
York YO26 6DP**

A most attractive and spacious Grade II listed house with a blend of period features and modern comforts. This enchanting property offers a lifestyle of refinement and serenity, where every detail has been thoughtfully crafted to create a sanctuary to call home.

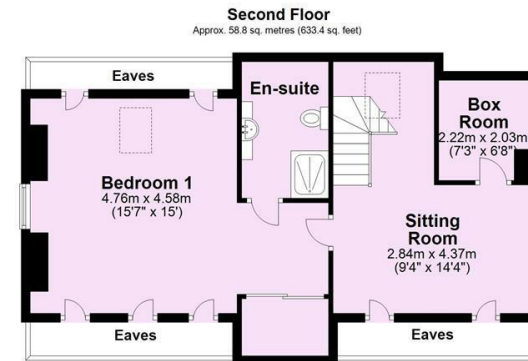
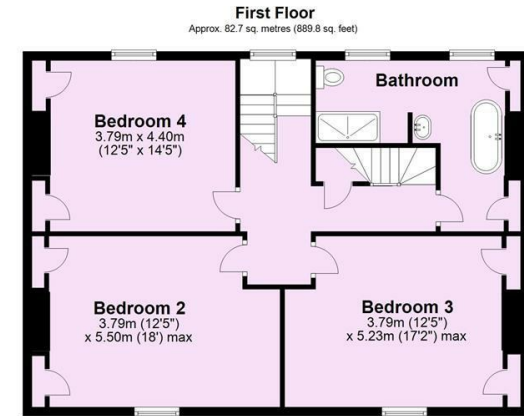
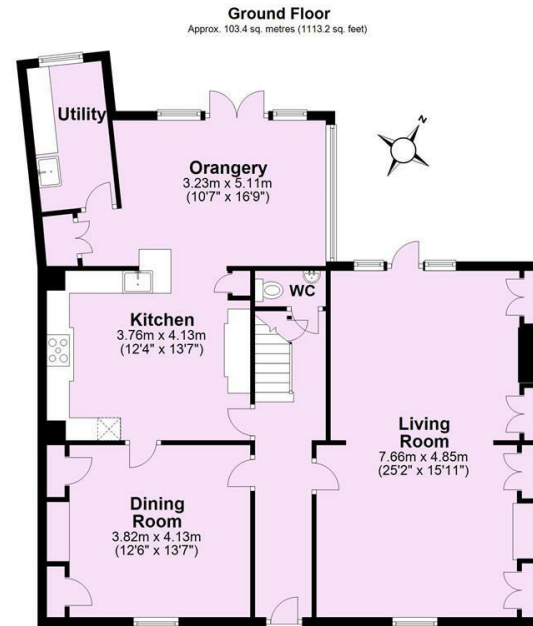
The property stands in the sought after village of UPPER POPPLETON and lies within easy reach of the York outer ring road and city centre.

- Beautiful Period House Set on the Village Green
- Impressive Living Room. Separate Dining Room
- Super Country Style Kitchen with Separate Utility
- Orangery opening out to the Garden
- Three First Floor Double Bedrooms
- Stylish Modern House Bathroom
- Second Floor Master Suite with Shower Room and Sitting Room
- Exceptional Gardens
- Garage, Studio and Summer House
- Excellent Local Shops and Facilities

Guide Price £1,250,000

Tenure: Freehold

Council Tax Band: E

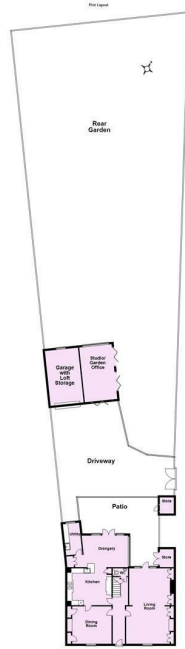


Total area: approx. 244.9 sq. metres (2636.4 sq. feet)

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			
(81-91) B			
(69-80) C			
(55-68) D		63	65
(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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 789999

property@hudson-moody.com