



HUDSON  
MOODY

19 Beech Grove, Upper Poppleton, York YO26 6DS

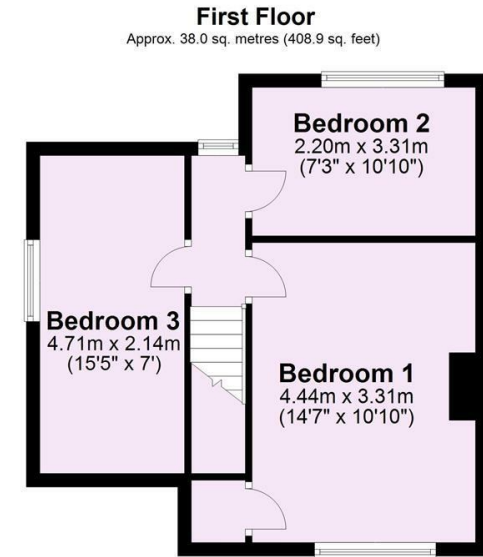
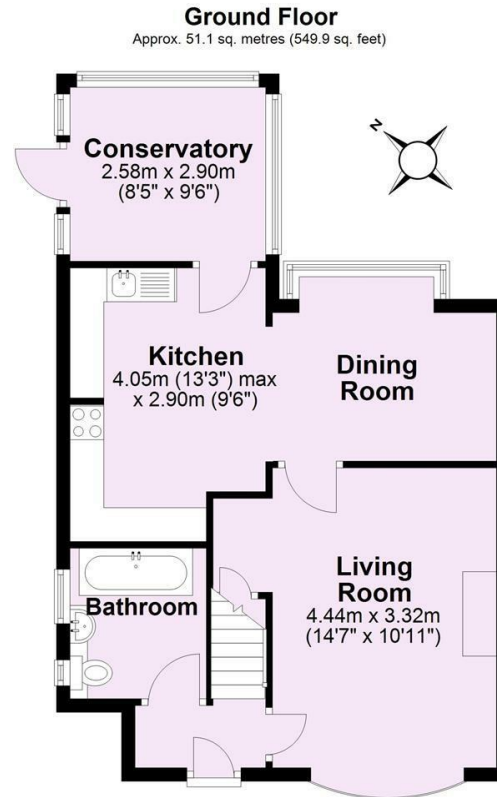
An attractive cottage style semi-detached house that requires some renovation and cosmetic updating, situated just off the village green in the popular location of Upper Poppleton.

- Three Bedroom Semi-Detached Home
- Open Plan Kitchen Diner
- Living Room with Gas Fire
- Conservatory
- Ground Floor Bathroom
- Master Bedroom with Useful Storage Cupboards
- Two Additional Double Bedrooms
- Well Maintained Front & Rear Garden
- Sought After Village Location with Amenities
- Offered with No Onward Chain

**Guide Price £350,000**

**Tenure: Freehold**

**Council Tax Band: C**



Total area: approx. 89.1 sq. metres (958.8 sq. feet)

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







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.
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