



HUDSON
MOODY

87 Station Road, Upper Poppleton, York YO26 6PZ

A SEMI-DETACHED THREE BEDROOM PERIOD HOUSE, with extensive lawned gardens, situated in the popular and much sought after village of Upper Poppleton that lies within easy reach of York and the outer ring road.

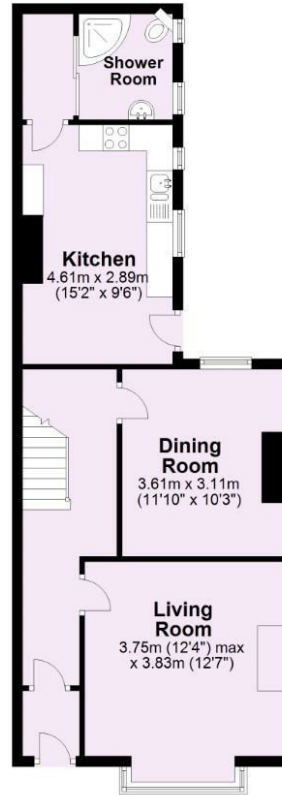
- Spacious Semi-Detached House
- Envious Village Location
- Two Reception Rooms
- Newly Fitted Kitchen
- Ground Floor Shower Room
- Two Double Bedrooms
- Single Room/Home Office
- Extensive Lawned Garden
- Off Street Parking
- No Onward Chain

Offers Over £500,000

Tenure: Freehold

Council Tax Band: C

Ground Floor
Approx. 57.8 sq. metres (622.6 sq. feet)



First Floor
Approx. 51.2 sq. metres (550.6 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			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(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

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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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