



HUDSON
MOODY

18 Pear Tree Avenue, Upper Poppleton, York YO26
6HH

A beautifully presented, extended four bedroom house, situated in the sought-after village of Poppleton, benefitting from excellent local amenities with easy access to York City Centre.

- Detached Family Home
- Spacious Living Room
- Extended Open-Plan Kitchen Diner
- Sitting Room
- Utility Room & Ground Floor WC
- Master Bedroom With En-Suite
- Three Further Bedrooms
- Family Bathroom
- Rear Garden, Integral Garage & Driveway
- Village Location

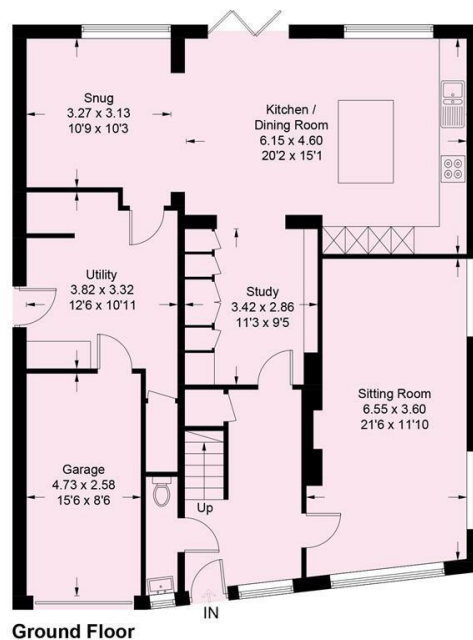
Guide Price £700,000

Tenure: Freehold

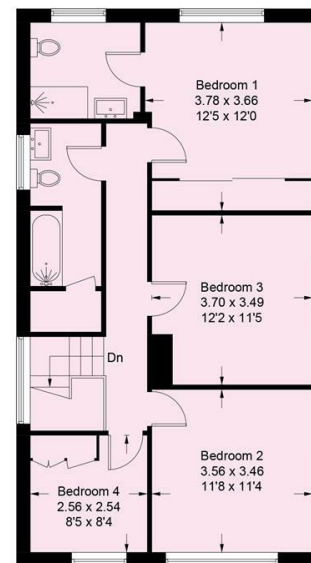
Council Tax Band: E

Pear Tree Avenue, Upper Poppleton, YO26

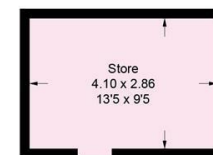
Approximate Gross Internal Area = 185.1 sq m / 1992 sq ft
 Store = 11.7 sq m / 126 sq ft
 Total = 196.8 sq m / 2118 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

illustration for identification purposes only. measurements are approximate, not to scale
 Pursuant to RICS Property Measurement 2nd Edition
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Pear Tree Avenue, Upper Poppleton, YO26
Plot Layout

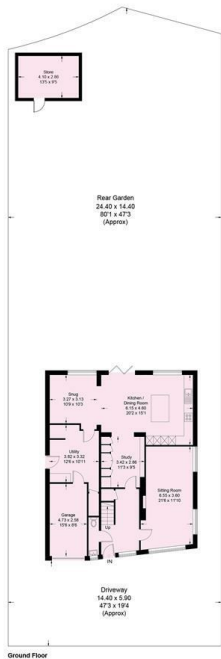


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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