



HUDSON
MOODY

7 Orchard Road, Upper Poppleton, York YO26 6HF

Set within the heart of the popular village of Upper Poppleton is this 2 BEDROOM TRADITIONAL BUNGALOW with generous gardens and attached garage.

This much sought after village lies within easy reach of the outer ring road with many local shops and amenities together with being approximately 4 miles from York city centre.

- Attractive Traditional Bungalow
- Living Room
- Dining Room
- Conservatory/Garden Room
- Double Bedroom
- House Bathroom
- Fitted Kitchen
- Pleasant Gardens with Patio
- Attached Single Garage
- Village Location

Guide Price £385,000

Tenure: Freehold

Council Tax Band: D

Orchard Road, Upper Poppleton, YO26

Approximate Gross Internal Area = 84.0 sq m / 904 sq ft

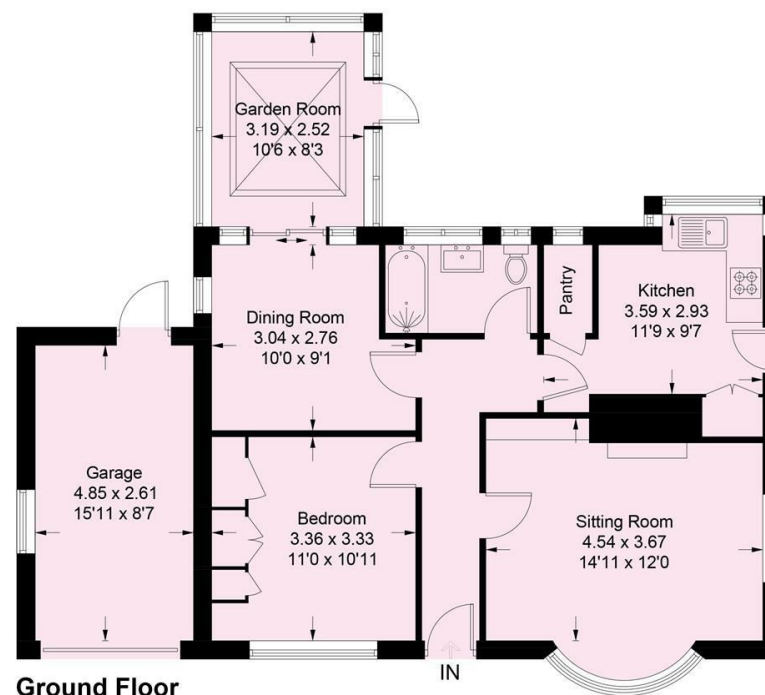


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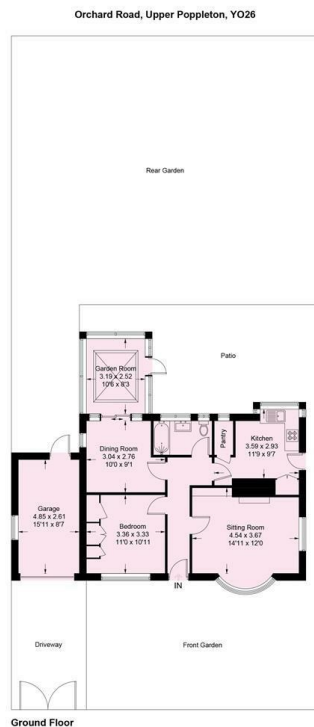


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com