



HUDSON  
MOODY

2 Grove Gardens, Upper Poppleton, York YO26 6DE

An immaculately presented modern detached house, nestled within a quiet cul-de-sac in the sought-after village of Upper Poppleton, approximately four miles from York city centre and within easy reach of the outer ring road.

- Exceptional Modern Detached Family House
- Large Light Living Room
- Open Plan Dining Kitchen
- Ground Floor Cloakroom
- Master Bedroom with Wet Room
- Second Double Bedroom
- Two Single Bedrooms
- House Bathroom
- Front and Rear Gardens. Garage. Off Street Parking
- Delightful Village Location

**Guide Price £695,000**

**Tenure: Freehold**

**Council Tax Band: E**

## 2 Grove Gardens

Approximate Gross Internal Floor Area = 110.0 sq m / 1184 sq ft

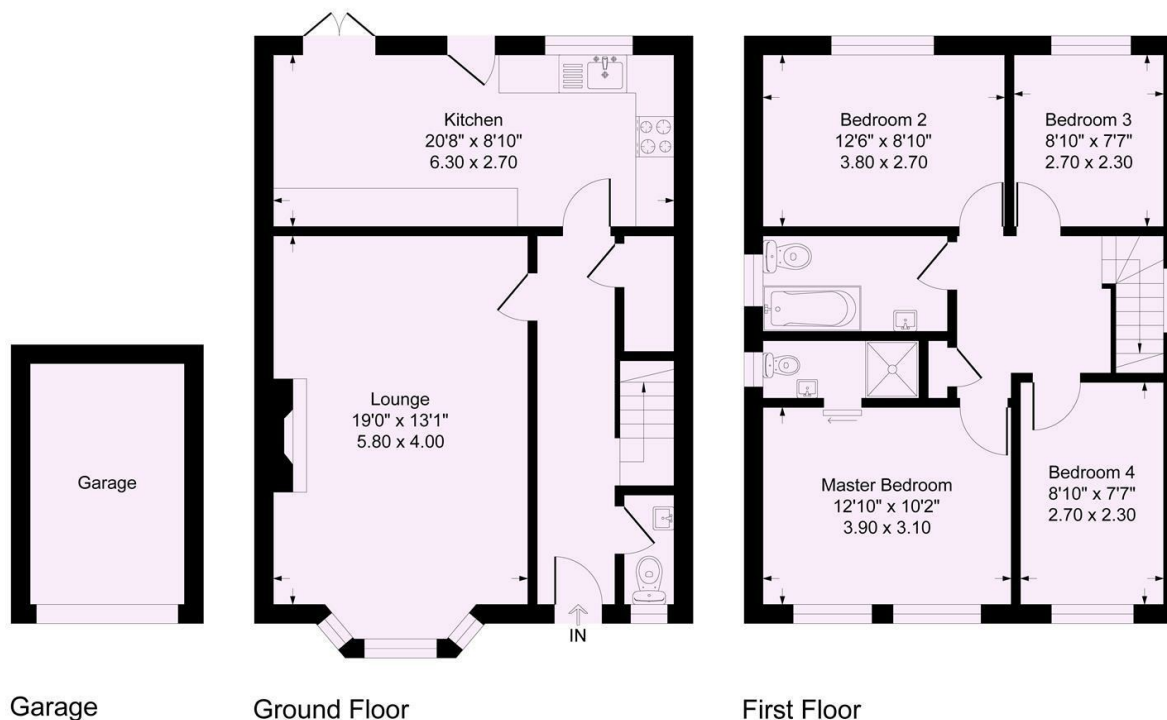
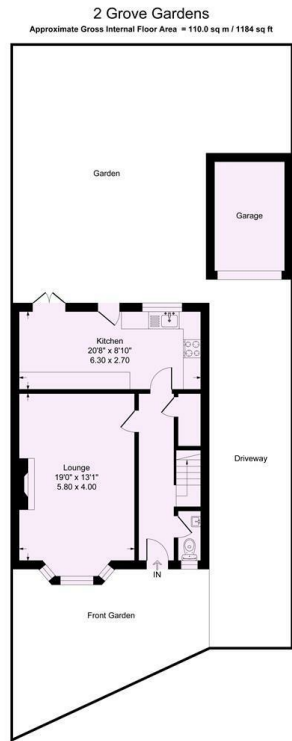


Illustration for identification purposes only, measurements are approximate, not to scale.







Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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