



HUDSON  
MOODY

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

## 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



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**

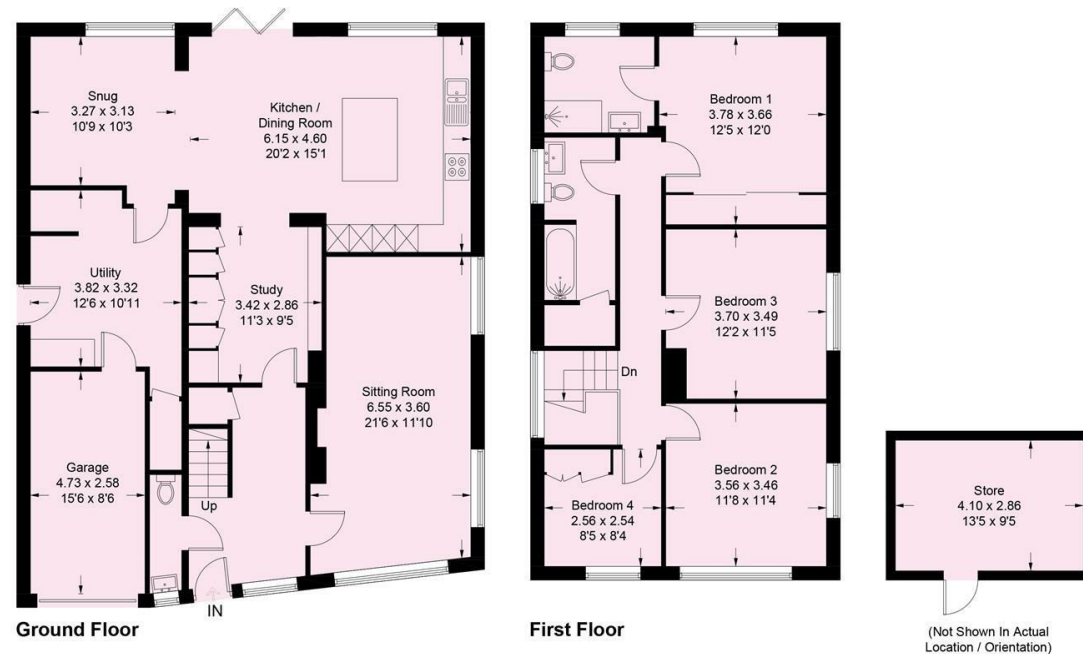


illustration for identification purposes only. measurements are approximate, not to scale  
Pursuant to RICS Property Measurement 2nd Edition  
© Intelligent Property Marketing 2026





Pear Tree Avenue, Upper Poppleton, YO26

Plot Layout

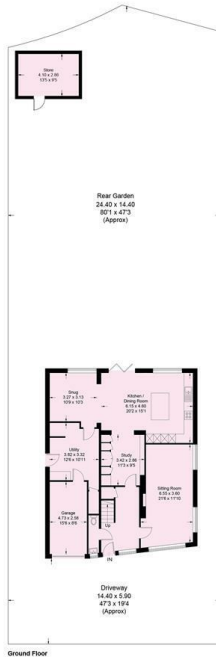


Illustration for identification purposes only, measurements are approximate, not to scale  
Pursuant to RICS Property Measurement 2nd Edition  
© Intelligent Property Marketing 2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(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	



**HUDSON  
MOODY**

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**