



HUDSON
MOODY

17 Station Road, Upper Poppleton, York YO26 6PX

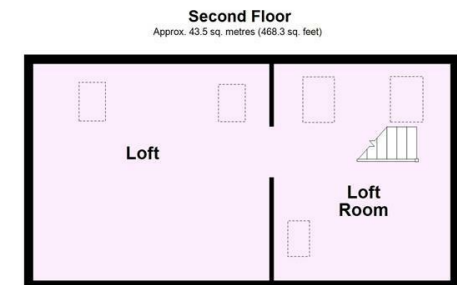
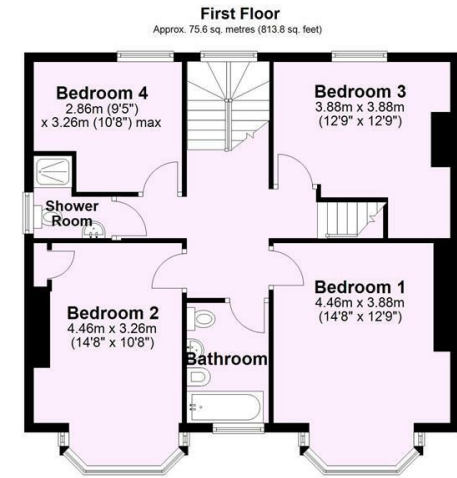
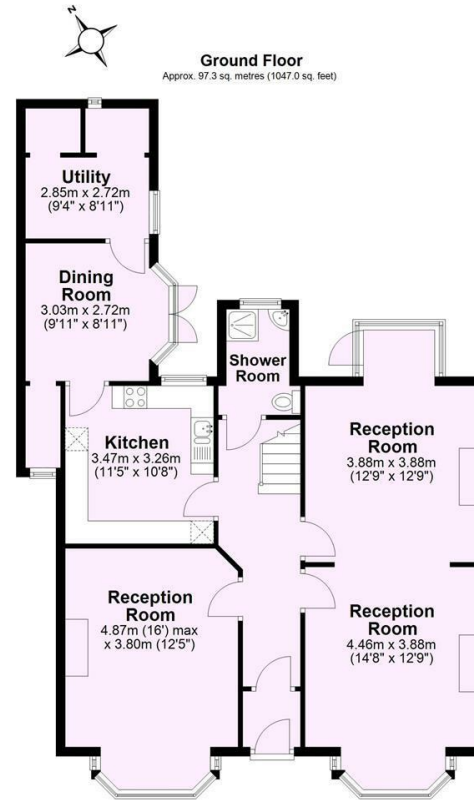
A DETACHED period house situated on Station Road in the ever-sought-after village of Upper Poppleton, an exceptional double fronted detached period house, that stands in EXTENSIVE lawned gardens that back onto open fields.

- Sought After Village Location
- Three Reception Rooms
- Fitted Kitchen, Shower Room and Separate Utility Room
- Four First Floor Double Bedrooms
- House Bathroom and Additional Shower Room
- Large Loft Room
- Double Garage With Potential To Extend Over
- Extensive Private Rear Gardens With Orchard, Conservatory & Solar Panels
- Recently Fitted Double Glazed Windows Throughout
- No Onward Chain

Offers In Excess Of £1,000,000

Tenure: Freehold

Council Tax Band: G



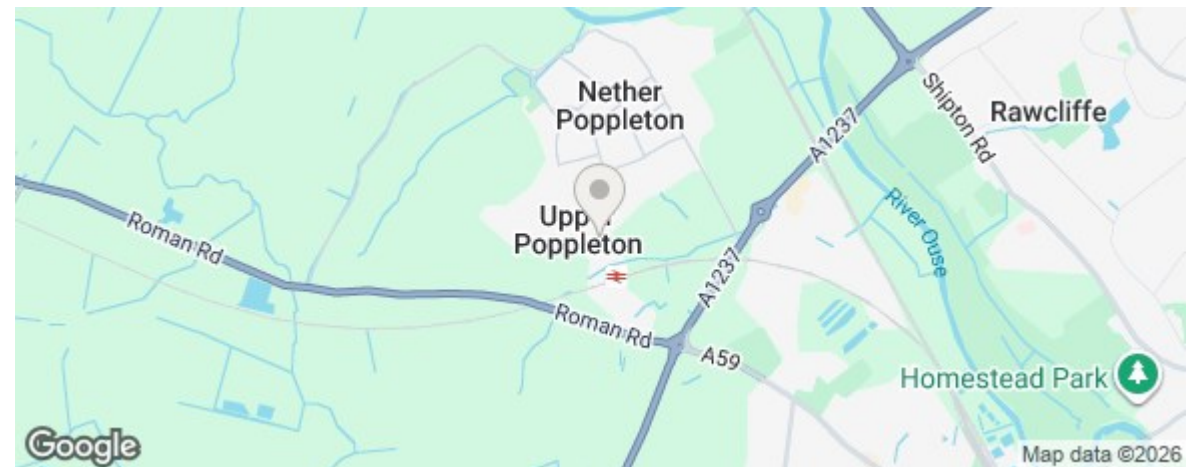
Total area: approx. 216.4 sq. metres (2329.1 sq. feet)







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	54	74
(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