



HUDSON  
MOODY

17 Beech Grove, Upper Poppleton, York YO26 6DS



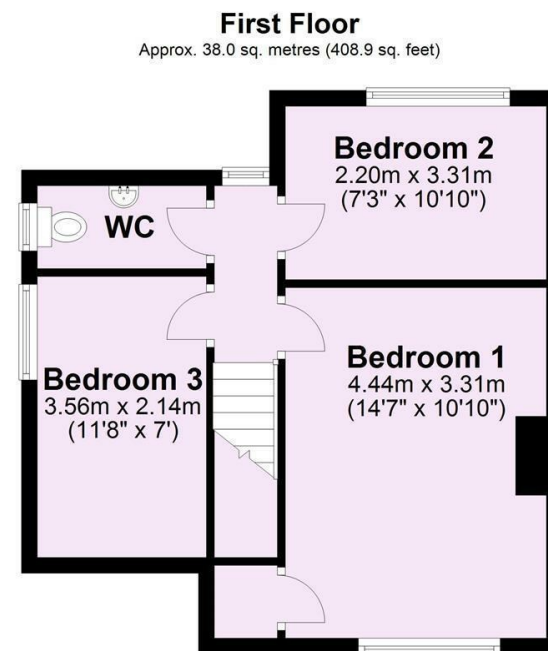
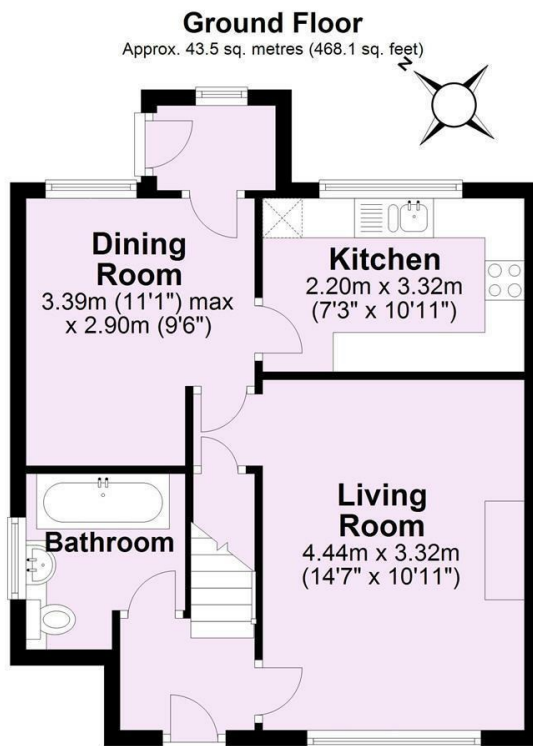
Situated on a quiet road, just off The Green in the sought after village of Upper Poppleton, you will find this attractive and beautifully presented semi-detached home perfect for smaller families or those looking to downsize.

- Spacious Semi-Detached Home in Village Location
- Living Room with Gas Fire
- Separate Dining Room
- Fitted Kitchen with Integrated Appliances
- Ground Floor Bathroom and Rear Lobby
- Three Good Sized Bedrooms
- Garage and Off Street Parking
- Front and Rear Gardens
- Local Facilities and Good Communication Links
- Approximately 4 Miles from York

**Guide Price £425,000**

**Tenure: Freehold**

**Council Tax Band: B**



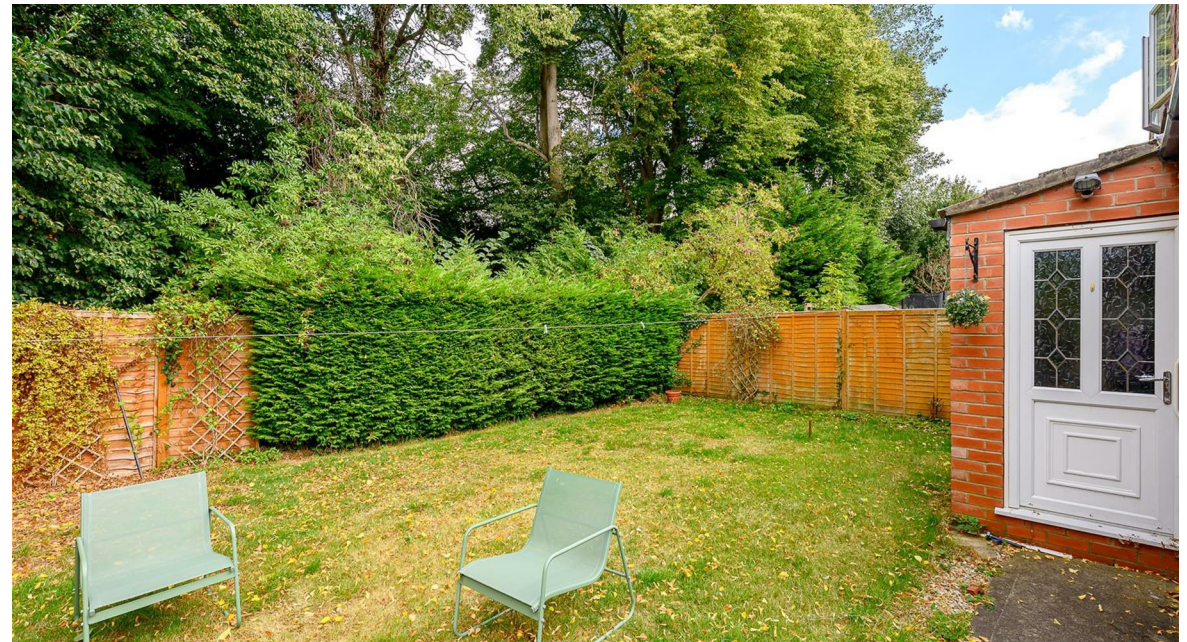
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



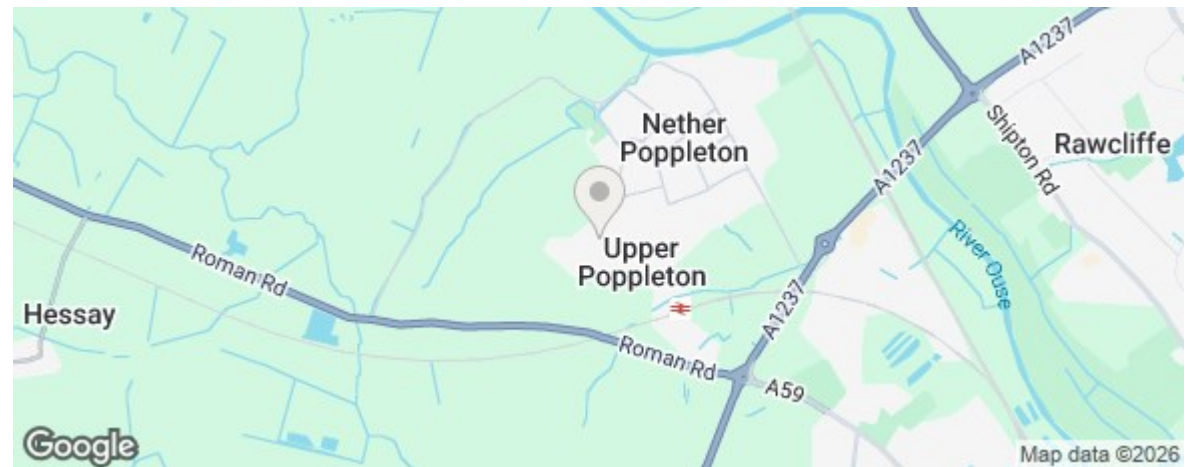








| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            | <b>82</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 |  |                            |           |
| England & Wales                             |  | EU Directive<br>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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