



HUDSON
MOODY

6 Old School Court, Upper Poppleton, York YO26
6EH

A well presented two bedroom, ground floor apartment set within a quiet residential development in the sought after village of Poppleton lying to the North West of York. Available on a 70% shared ownership basis via the Joseph Rowntree Housing Trust.

- **70% Shared Ownership Basis Through Joseph Rowntree Housing Trust**
- **Benefitting from Newly Installed Windows and Doors**
- **Galley Style Kitchen with Space For Appliances**
- **Storage Areas**
- **A Double Bedroom with Access to the Communal Garden**
- **A Second Good Sized Bedroom**
- **Shower Room**
- **Emergency Assistance Service Included**
- **No Onward Chain**
- **A Private and Quiet Cul-De-Sac Location**

Guide Price £161,000

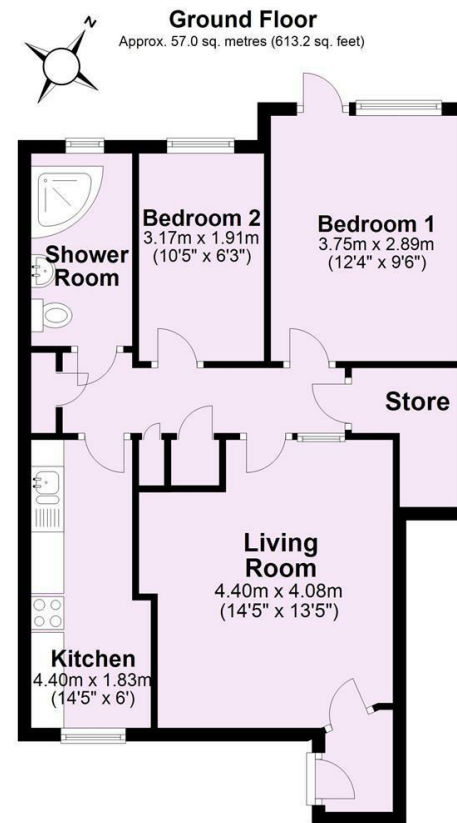
Tenure: Leasehold

Council Tax Band: B

Lease Length: TBC (Years Remaining on Lease: 60 Years)

Service Charge: £207.64 pcm

No Ground Rent



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







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	



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.

**HUDSON
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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com