



HUDSON
MOODY

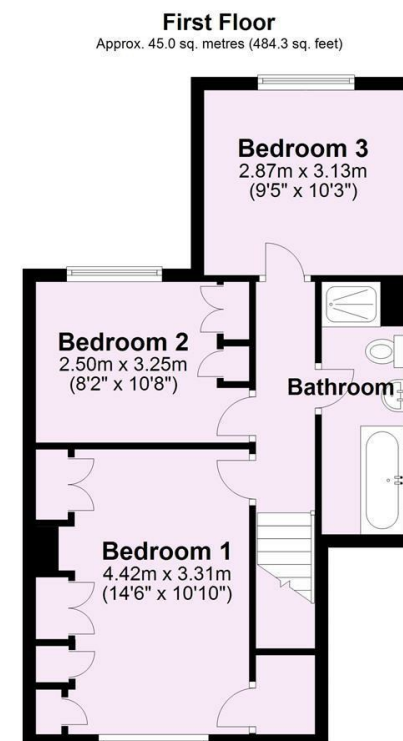
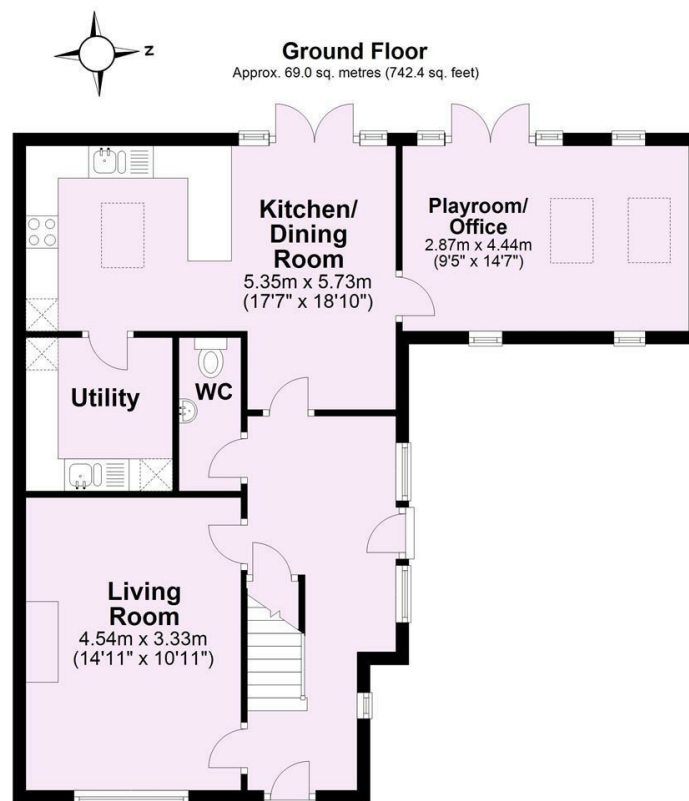
12 Beech Grove, Upper Poppleton, York YO26 6DS

A smartly presented and extended SEMI-DETACHED HOUSE situated just off the green in the popular village of UPPER POPPLETON.

- Updated Semi-Detached House
- Large Open Plan Dining Kitchen
- Separate Sitting Room
- Versatile Second Reception Room
- Utility and Ground Floor WC
- Three Double Bedrooms
- House Bathroom
- Lawned Gardens Overlooking Countryside
- Off Street Parking
- Desirable Village Location

Guide Price £425,000

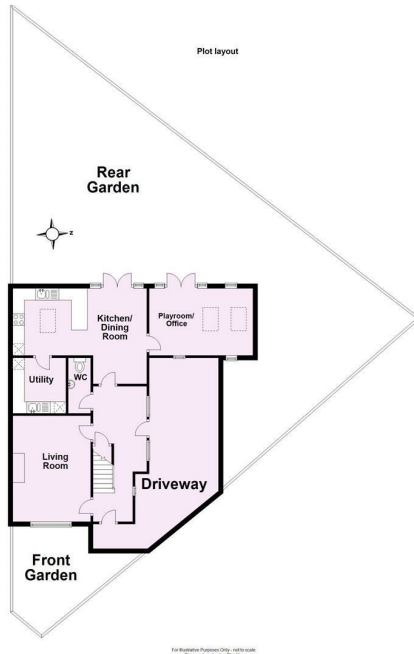
Tenure: Freehold





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			
		72	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
		



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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.
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