



HUDSON  
MOODY

Lyndhurst Hodgson Lane, Upper Poppleton, York  
YO26 6DY



**\*\*NO CHAIN\*\***

A beautifully presented **THREE BEDROOM DETACHED HOUSE** situated in a superb location close to The Green in the centre of Upper Poppleton.

- Impressive Detached House
- Large Living Room
- Separate Dining Room
- Well Fitted Kitchen
- Timber Built Conservatory
- Two Double Bedrooms
- Further Bedroom/Study
- Detached Single Garage
- Charming Front and Rear Gardens
- Small Orchard to the Left

**Guide Price £700,000**

**Tenure: Freehold**

**Council Tax Band: F**



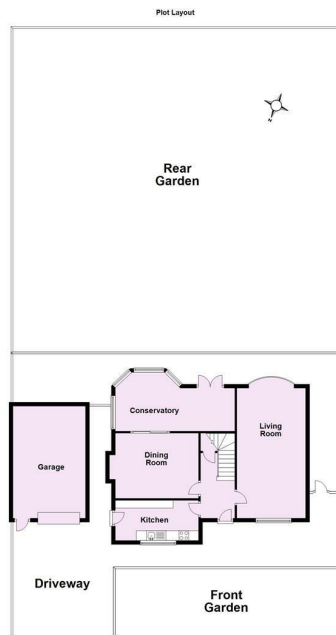
For illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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#### IMPORTANT NOTICE

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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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