



HUDSON
MOODY

15 Pear Tree Avenue, Upper Poppleton, York YO26
6HH

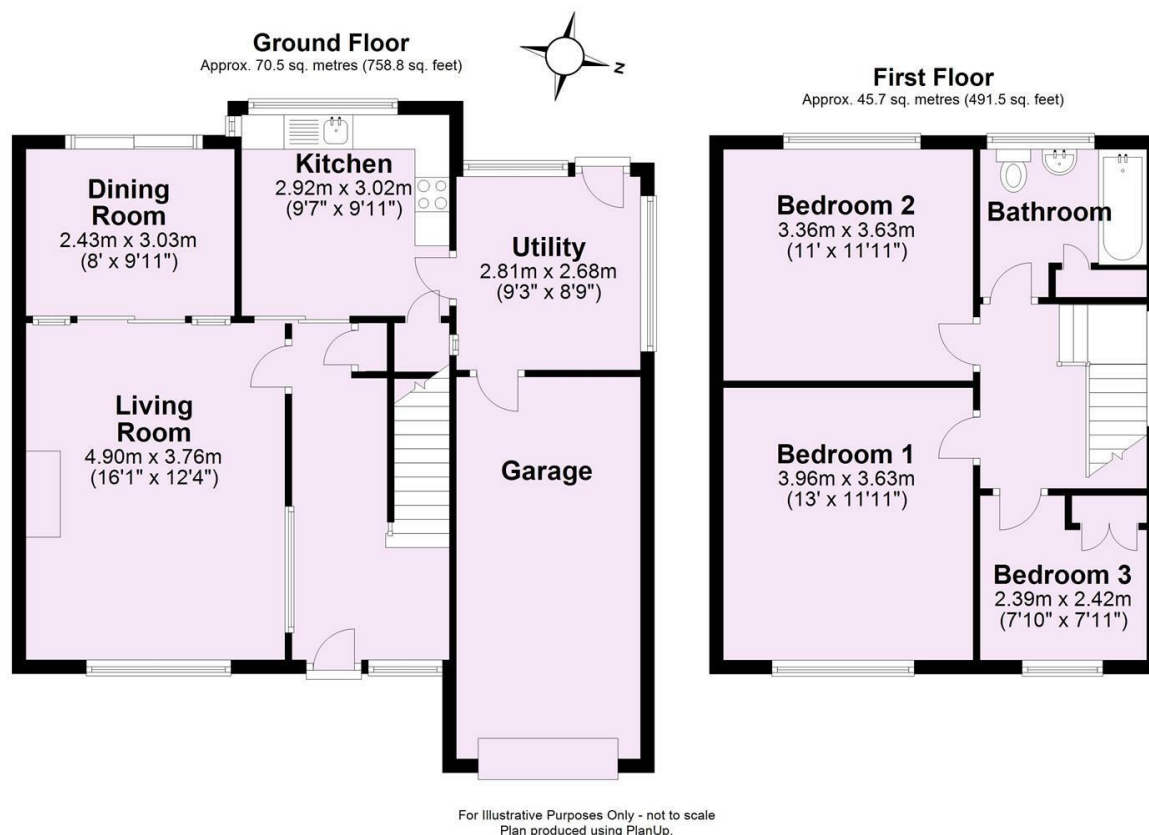
A traditional, three bedroom, semi-detached home, requiring updating. Situated in the Highly sought after village of Poppleton, lying to the West of York, within easy reach of York city centre and ring road.

- Semi Detached Home with Scope for Improvement
- Living Through Dining Room with Sliding Doors onto the Garden
- Kitchen with Space for Appliances
- Three Bedrooms
- Family Bathroom
- Beautifully Landscaped Front and Rear Gardens
- Utility Area and Garage
- Off Street Parking for Two Cars
- No Onward Chain
- Sought After Village Location with Excellent Amenities

Guide Price £350,000

Tenure: Freehold

Council Tax Band: C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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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