



HUDSON
MOODY

83 Station Road, Upper Poppleton, York YO26 6PZ

A well presented, extended semi detached home boasting extensive gardens. Situated on the edge of the sought after village of Poppleton, lying to the West of York.

- Traditional Semi Detached Home with Wrap Around Extension
- Period Features Throughout
- Living Through Dining Room
- Impressive Open Plan Kitchen, Dining, Family Room
- Ground Floor Shower Room
- Three Bedrooms each with Period Fireplaces.
- House Bathroom
- Extensive 200ft Lawned Garden
- Sought After Village Location

Guide Price £625,000

Tenure: Freehold

Council Tax Band: C







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	



HUDSON
MOODY

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com