



HUDSON
MOODY

22 Beech Grove, Upper Poppleton, York YO26 6DS

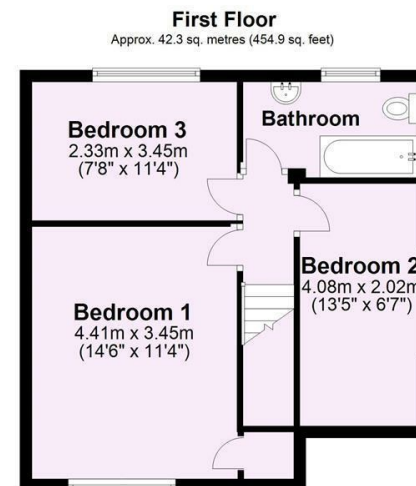
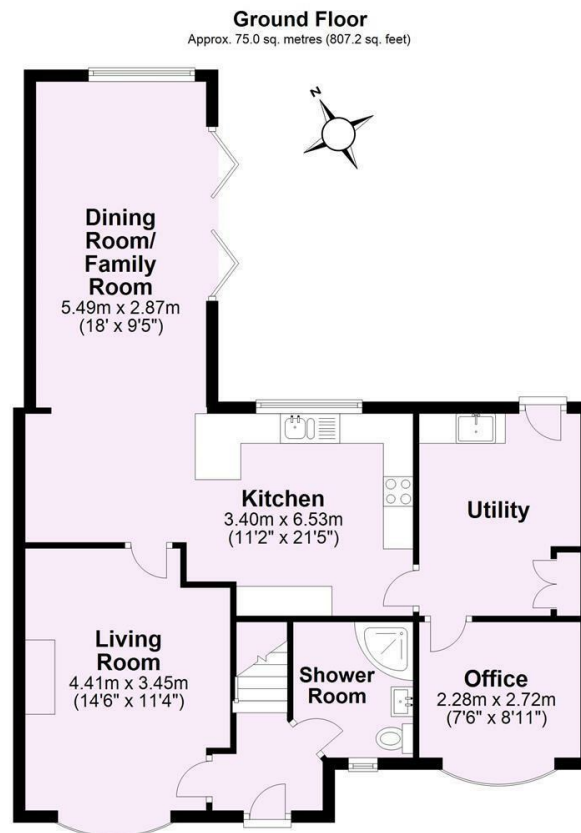
An extended and superbly modernised SEMI-DETACHED HOUSE offering three/four bedrooms and open plan living, situated in the popular and sought after village of Upper Poppleton.

- Extended Semi-Detached
- Open Plan Kitchen, Dining and Family Area
- Cosy Sitting Room
- Ground Floor Shower Room
- Large Utility Room
- Office/Playroom
- Three First Floor Bedrooms
- Modern House Bathroom
- Enclosed Lawned Rear Garden
- Off Street Parking to Front

Guide Price £495,000

Tenure: Freehold

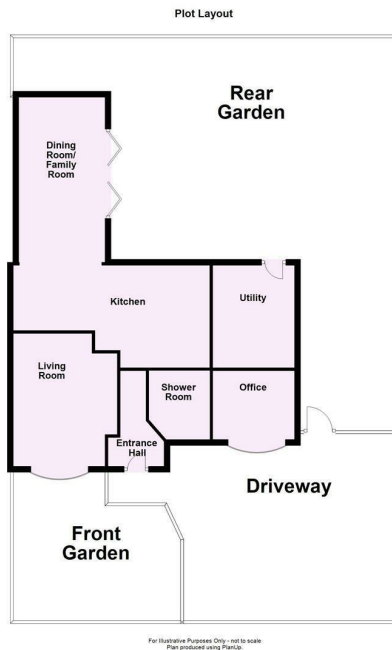
Council Tax Band: C



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
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 789999

property@hudson-moody.com