



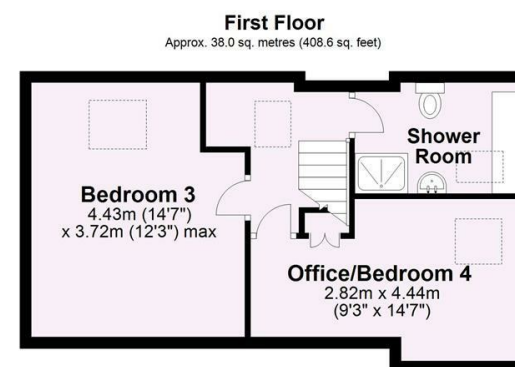
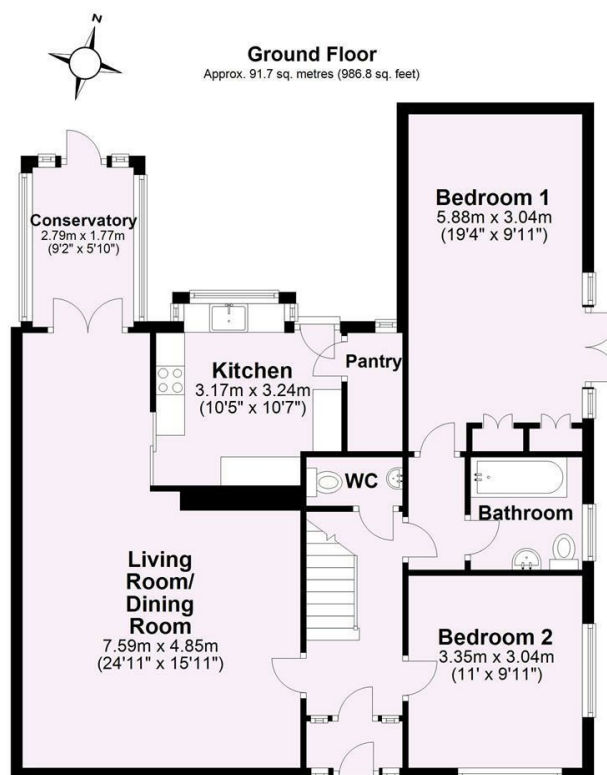
HUDSON  
MOODY

25 Chantry Gap, Upper Poppleton, York YO26 6DG



Situated in the popular and sought after village of UPPER POPPLETON lies this spacious SEMI-DETACHED THREE BEDROOM DORMER BUNGALOW. The house is offered for sale with no onward chain and enjoys a corner plot in a superb position with good local shops and services close by.

- Spacious Semi-Detached Bungalow
- Superb Village Location
- Living/Dining Room
- Kitchen. Conservatory
- Two Ground Floor Double Bedrooms
- House Bathroom and Shower Room
- First Floor Double Bedroom
- Ample Off Street Parking and Garage
- Low Maintenance Gardens
- No Onward Chain



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

**Guide Price £395,000**

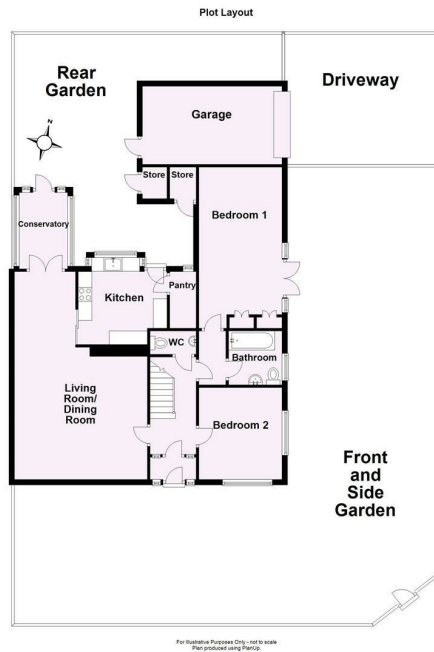
**Tenure: Freehold**

**Council Tax Band: C**









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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#### 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.

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