



HUDSON  
MOODY

**16 Old School Court, Upper Poppleton, York YO26  
6EH**

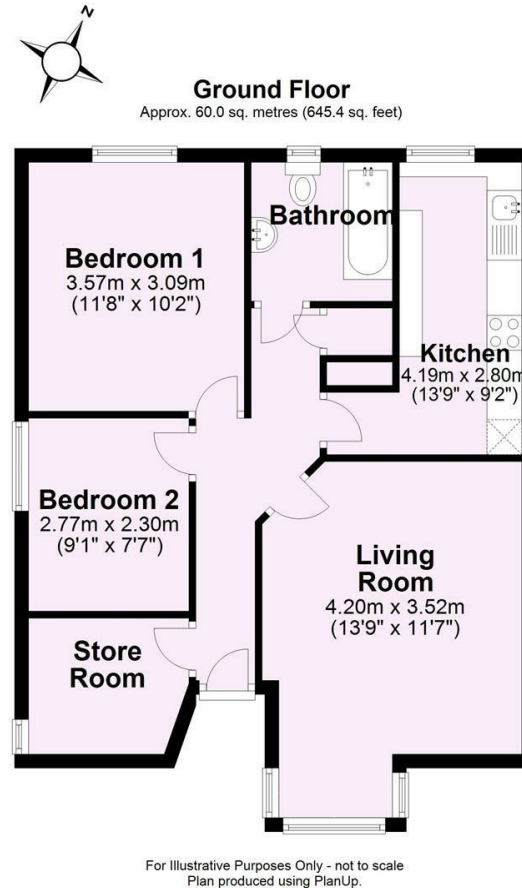


A surprisingly spacious TWO BEDROOM SEMI DETACHED RETIREMENT BUNGALOW situated in a popular location just off the Main Street in Upper Poppleton.

- Modern Semi-Detached Bungalow
- Surrounded by Communal Gardens
- Spacious Living Room
- Galley Style Kitchen
- Two Bedrooms
- Modern Bathroom
- Large Storage Room
- Fitted Storage Cupboards
- Scheme Manager and Alarm Call System in Situ
- 70% SHARED OWNERSHIP

**Guide Price £161,000**

**Tenure: Leasehold**





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





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		
England & Wales		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) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
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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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