



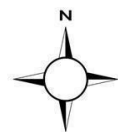
HUDSON  
MOODY

24 Beech Grove, Upper Poppleton, York YO26 6DS



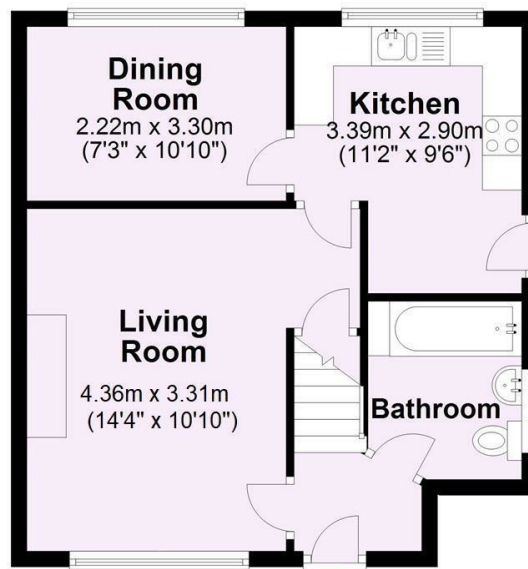
A larger than average SEMI-DETACHED HOUSE situated in the centre of UPPER POPPLETON, close to local shops and services and with easy access to the city and main road networks.

- Spacious Semi-Detached House
- Two Reception Rooms
- Good Sized Fitted Kitchen
- Ground Floor Bathroom
- Three well proportioned Bedrooms
- Lawned Front Garden
- Further Gardens to Side and Rear
- Sought After Village Location
- Situated Just off the Village Green



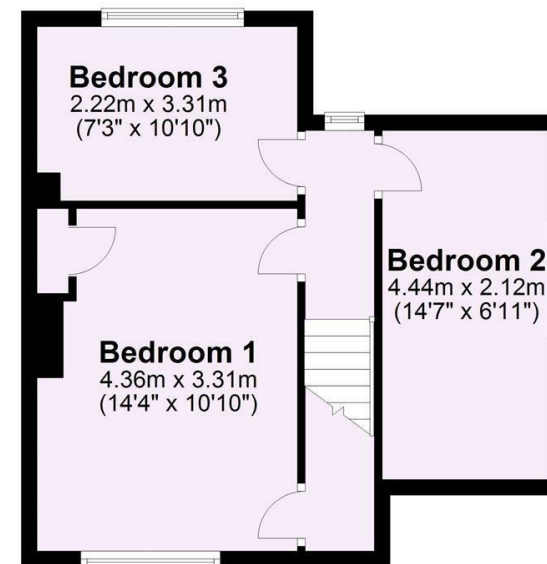
### Ground Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



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

**Guide Price £350,000**

**Tenure: Freehold**

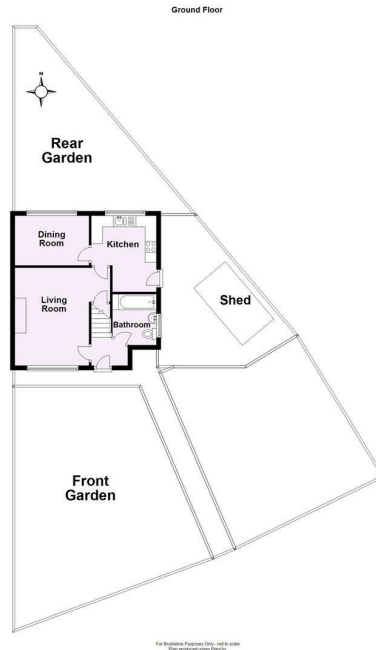
**Council Tax Band: C**











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>67</div>	<div>82</div>
<div>(92 plus) A</div>			
<div>(81-91) B</div>			
<div>(69-80) C</div>			
<div>(55-68) D</div>			
<div>(39-54) E</div>			
<div>(21-38) F</div>			
<div>(1-20) G</div>			
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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 789999**

**property@hudson-moody.com**