

HUDSON
MOODY

Elm Tree Avenue Upper Poppleton York YO26 6HL

Rent: £1,150 PCM
Deposit: £1,326
Furnishing: Unfurnished
Council Tax Band: C
Available immediately



- Semi-Detached Bungalow
- Living Room
- Two Double Bedrooms
- Low Maintenance Gardens
- Council tax band C

- Local Shops and Facilities Close By
- Breakfast Kitchen
- Main Bathroom
- Single Garage & Off Street Parking
- Available immediately



A well presented SEMI-DETACHED TWO BEDROOM BUNGALOW, situated in the popular and sought after village of Upper Poppleton which lies approximately 4 miles from York city centre.

There are two well proportioned double bedrooms, both served by the main bathroom with shower over bath. The living room is light and airy with a wide window to the front and a stone fireplace. The bright breakfast kitchen benefits from a wide window and half glazed door overlooking the rear garden and features a range of modern white fronted units with an integral oven, gas hob and extractor over.

Externally, there is a single garage with useful store rooms, a low maintenance lawned rear garden and off road parking to the front for at least two vehicles.

Council tax band C

No Smokers or pets. Available immediately

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	60	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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