

Fixed Price £232,000
Calder Avenue, Poppleton Park, YO26



- Three Bedrooms
- Two Reception Rooms
- En-Suite Shower Room
- Conservatory
- 100% Ownership
- 80% Market Value

Simon Says "Offered via the Discount For Sale scheme is this excellent extended home perfect for young families looking to get on to the property ladder. With no extra rent to pay, this scheme is amongst the best initiatives in the Country!"

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Entrance Hall

Upvc double glazed composite door, laminate flooring, radiator, power points, staircase

Lounge

Upvc double glazed windows, TV point, laminate flooring, power points, radiator

Dining Room

Upvc double glazed windows, laminate flooring, power points, spotlights, TV point

Kitchen

A range of modern wall and base units, sink and drainer unit with mixer tap, integral electric oven with gas hob and extractor hood, integral fridge/freezer, plumbing for washing machine, vinyl flooring, power points, Upvc double glazed window and door

Conservatory

Upvc double glazed window windows and French doors, laminate flooring

Landing

Loft access, carpet, power point

Bedroom 1

Upvc double glazed window, carpet, power points, radiator

En-Suite

A three piece white suite comprising walk in mains shower cubicle, wash hand basin, WC, chrome heated towel rail, extractor fan, vinyl flooring, Upvc double glazed opaque window

Bedroom 2

Upvc double glazed window, airing cupboard, carpet, power points, radiator

Bedroom 3

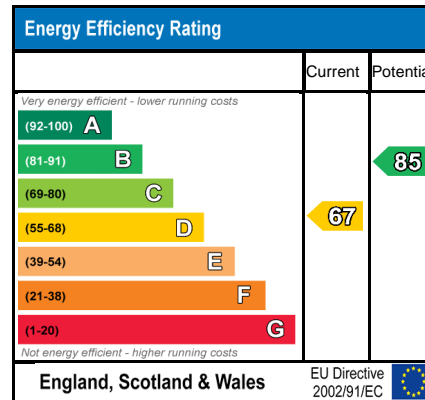
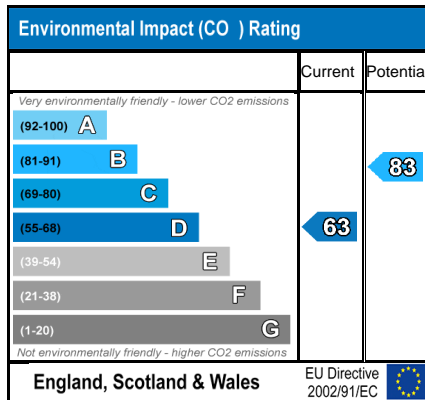
Upvc double glazed window, carpet, power points, radiator

Bathroom

A three piece white suite comprising panelled bath with mains shower, wash hand basin, WC, vinyl flooring, extractor fan, radiator, Upvc double glazed opaque window

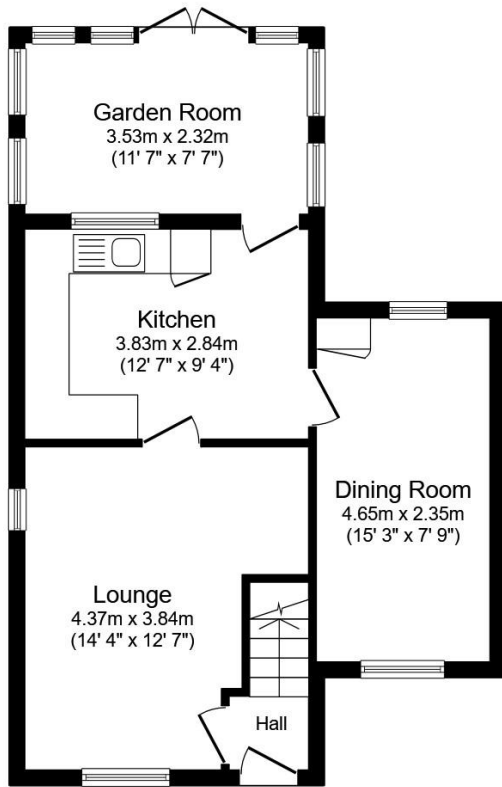
Outside

An enclosed garden laid mainly to lawn with paved sitting area, flower beds and borders. To the front is a driveway providing off street parking



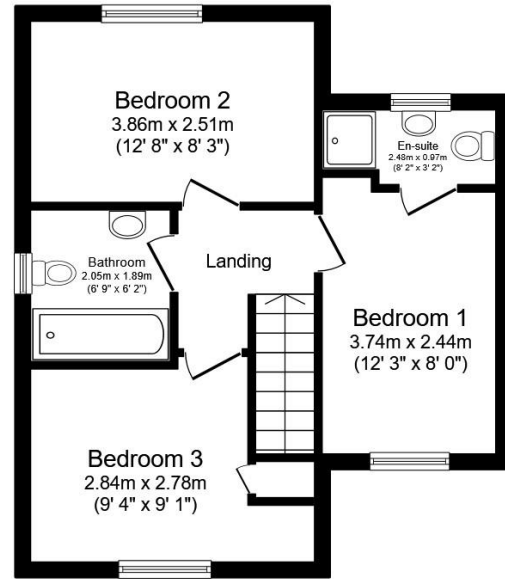






Ground Floor

Floor area 49.1 sq.m. (529 sq.ft.) approx



First Floor

Floor area 39.5 sq.m. (425 sq.ft.) approx

Total floor area 88.6 sq.m. (954 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Directions

Leave York via Boroughbridge Road, proceed onto the A1237 outer ringroad turning right signposted Scarborough, over the bridge and at the roundabout take the third exit right onto Millfield Lane followed by the first turning left into Kyle Way. At the T junction turn left into Calder Avenue and the property can be found on the left hand side

Location

Calder Avenue is well served by local shops and amenities on Poppleton Park whilst Manor C of E School is only moments away. There are frequent bus links to Poppleton train station, York City Centre and York Railway Station. The A1237 outer ring road is nearby providing further links to the A64, A59 and A19



VIEWING BY APPOINTMENT WITH AGENTS INDIGO GREENS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.