



67, Nether Way, York, YO26 6HW

Guide price £350,000



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PRIME

RESIDENTIAL



67 Nether Way

Beautifully presented 3 bedroom detached bungalow with ample parking, garage and gardens situated in one of York's most popular villages.

A secure detached bungalow in the heart of Nether Poppleton featuring versatile living space, beautiful gardens and sizable parking options. Ideally situated within a delightful village, this property benefits from excellent local amenities and transport links.

Accommodation comprises:-

Kitchen, Sitting Room, Bathroom, Principal Bedroom, 2 Further Bedrooms, Garden to the front and rear, Parking, Garage, Garden Shed.

DESCRIPTION

This charming 3 bedroom detached bungalow is ideally located in one of York's most sought-after and well-served villages just 4 miles from York.

Nether Way is conveniently close to amenities whilst still enjoying a peaceful residential setting, with wide thoroughfares and attractive homes on generous plots. The property offers versatile and well-presented accommodation with very bright and well-proportioned rooms and all modern comforts.

Currently arranged as a 2 bedroom home with a delightful snug/home office the property can provide 3 bedrooms if required. There is a well-equipped kitchen, a modern bathroom and an impressive sitting room with large bay window enjoying open views to the front. The principal bedroom features a good range of fitted wardrobes and has delightful views across the rear garden.

Approached via a long private driveway providing ample parking, the property also benefits from a single garage. The gardens are a particular delight, with a generous lawned area to the front and a good size private garden to the rear.

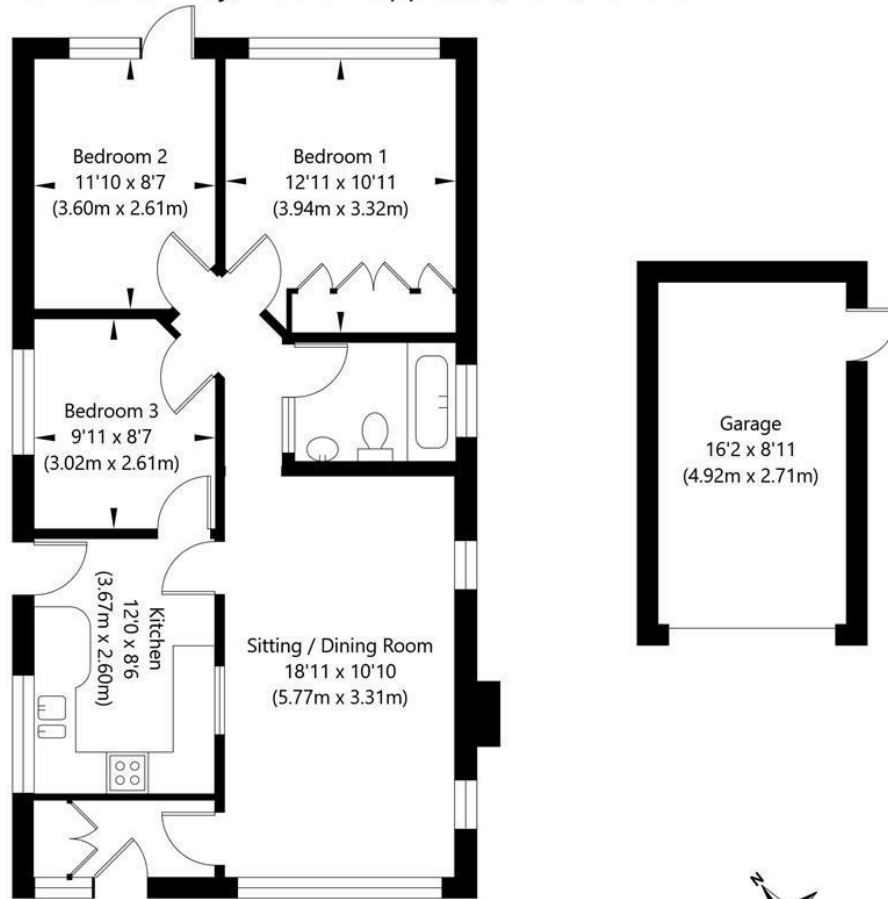
Nether Way offers easy access to the nearby school and local independent amenities. Further facilities are available in adjoining Upper Poppleton including a railway station with trains to York, Harrogate and Leeds. In addition to the village school, Nether and Upper Poppleton also benefit from a local post office, doctor and dental surgeries, a range of shops, cafes and public houses. Providing residents of all ages with everything they need for day-to-day living. York city centre is around 4 miles away and travel links to the ring road A64 and A59 are also close by.

- **Delightful detached bungalow in quiet residential area**
- **Popular village location just 4 miles from York**
- **Garage and ample driveway parking**
- **Spacious and bright sitting room**
- **3 bedrooms, principal with fitted wardrobes**
- **Beautiful gardens to front and rear with useful garden shed**
- **Versatile living space over 1 floor**
- **Great local amenities and transport links**
- **NO FORWARD CHAIN**

Freehold



67 Nether Way, Nether Poppleton, York, YO26 6HW



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 768 SQ FT / 71.34 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 768 SQ FT / 71.34 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	