



Nether Way, York

- BEAUTIFULLY PRESENTED
- GOOD LOCAL AMENITIES
- KITCHEN DINER
- EPC RATING C
- SOUGHT AFTER LOCATION
- CLOSE TO TRAIN STATION
- COUNCIL TAX BAND E

£625,000

HUNTERS[®]
HERE TO GET *you* THERE

Nether Way, York

DESCRIPTION

A beautifully presented, five bedroom detached home in a sought after village to the west of York.

Upon entering the property you have an entrance hall with useful under stairs storage and doors to the lounge and kitchen. The lounge is located to the front of the property and enjoys plenty of light from the large window as well as a feature fireplace creating a focal point to the room.

The main hub of the home is the modern kitchen diner. The kitchen area has a range of base and wall units, integrated double oven, hob and extractor as well as microwave and Belfast sink. A breakfast bar sits between the kitchen and dining area. Double doors from the dining area lead to the conservatory providing a further living space with an upgraded roof meaning the room can be used year round.

The ground floor is completed by the utility room with further units, sink and space for free standing appliances. There is a W.C off the utility as well as access to the integral garage.

The first floor provides five bedrooms, a shower room with W.C and sink and the family bathroom with sink, W.C and bath with shower over.

Externally the property has a lawned front garden and paved driveway providing off street parking for two cars. There is access down the side of the property leading to the rear garden which is largely laid to lawn with a patio seating area.

Nether Poppleton is a highly sought after village lying just outside York's outer ring road, it offers a range of local amenities as well as a train station connecting to York and all further links from there.

Viewing of this property is highly recommended to truly appreciate all it has to offer.





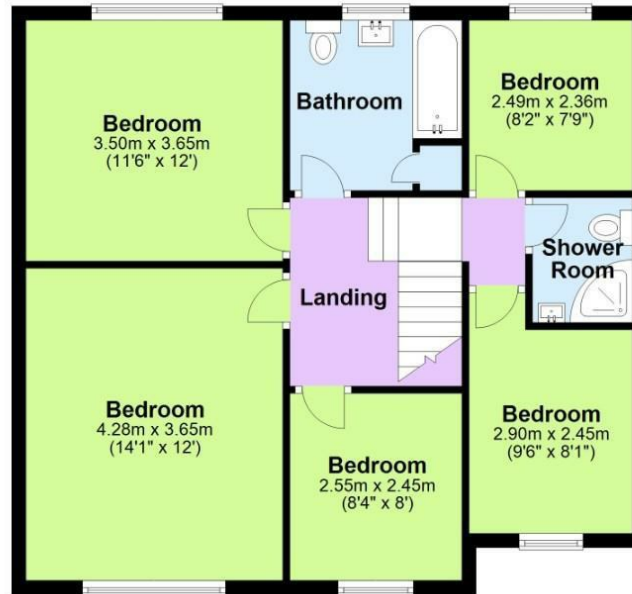
Ground Floor

Approx. 91.1 sq. metres (980.2 sq. feet)



First Floor

Approx. 67.1 sq. metres (721.9 sq. feet)



Total area: approx. 158.1 sq. metres (1702.2 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference. Plan produced using PlanUp.

29 Nether Way

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
 Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

