



## Westfield Close, Upper Poppleton, York, YO26 6ED

- WELL PRESENTED
- CLOSE TO TRAIN STATION
- GENEROUS GARDEN
- SOUGHT AFTER VILLAGE
- KITCHEN DINER
- THREE BEDROOMS

**£325,000**



# Westfield Close, Upper Poppleton, York, YO26 6ED - £325,000

## DESCRIPTION

A well-presented, three bedroom terrace home in a popular village to the west of York.

Upon entering the property you have an entrance hall with useful storage cupboard. There is a spacious kitchen diner which runs the length of the property. The kitchen features a range of base and wall units with space and plumbing for free standing appliances as well as a built in storage cupboard under the stairs.

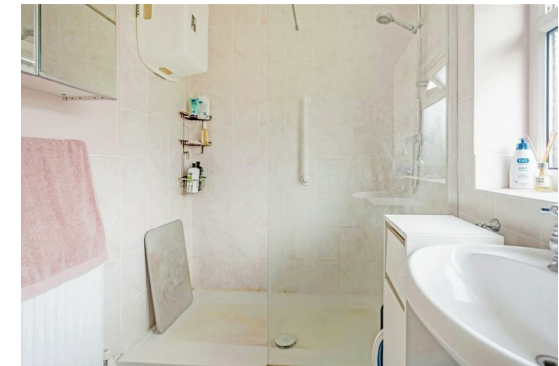
The ground floor is completed by the lounge which is filled with light from a window to the front and patio doors to the rear, a feature fireplace creates a focal point to the room.

To the first floor you have three bedrooms, each with built in storage and the family shower room with sink, W.C and walk in shower cubicle.

Externally the property has a gravelled front garden with a variety of mature shrubs. To the rear is an enclosed garden. Laid to lawn with patio seating area, mature borders and a timber shed.

Westfield Close is in the popular village of Upper Poppleton, located approximately a mile west of York's outer ring road. The village offers an array of local amenities as well as a train station linking to York station and the wider network beyond.

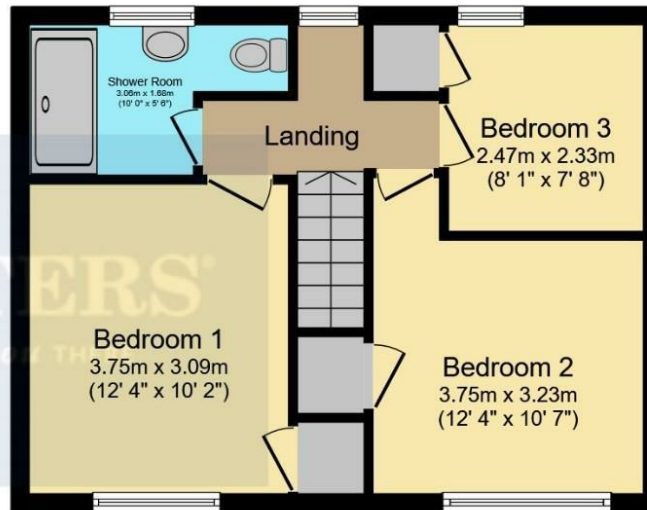
Viewing of this property is highly recommended to truly appreciate all it has to offer.







**Ground Floor**



**First Floor**

Total floor area 84.7 m<sup>2</sup> (912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Viewings**

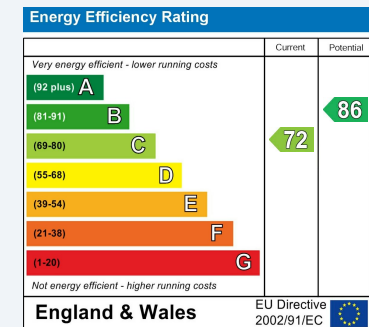
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**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.



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.

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