



Poppleton Road, , York, YO24 4TT

- NO ONWARD CHAIN!
- EXCELLENT TRANSPORT LINKS
- SPACIOUS REAR GARDEN
- MODERN DECOR THROUGHOUT
- THREE BED PERIOD TERRACE
- CLOSE TO MANY LOCAL AMENITIES INCLUDING YORK RAILWAY STATION
- SEPARATE GARAGE

£339,950



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DESCRIPTION

*** OFFERED WITH NO ONWARD CHAIN ***

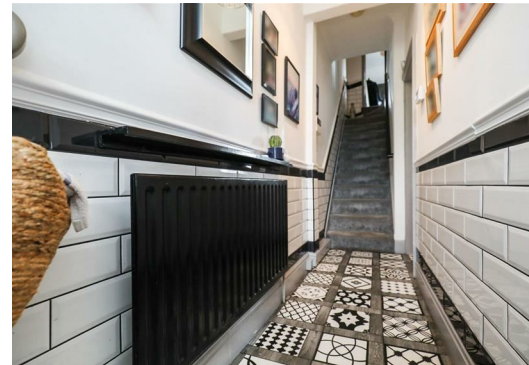
Hunters presents an immaculately presented three-bedroom end of terrace, set on Poppleton Road within the popular area of Holgate. The area boasts a wide range of local amenities and is within easy walking distance of local shops, schools, West Bank Park, the York city centre and the railway station.

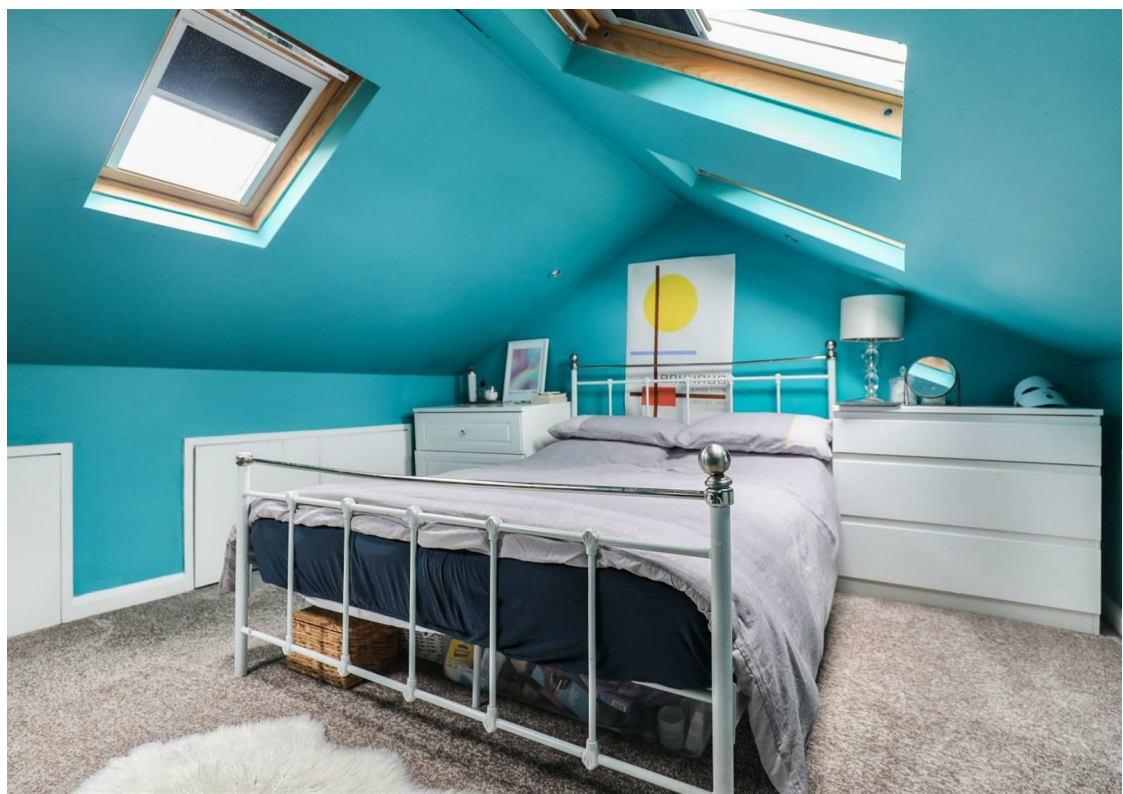
The home benefits from a fore courted front garden, leading to an entrance hallway with tiling to both the floor and partial to the walls. A door leads from the hallway into two open plan reception rooms. The dining room to the front with oak flooring, opening to the cosy living room to the rear, with a features fireplace, which in turn opens to the modern fitted kitchen with a range of black units and a Belfast sink.

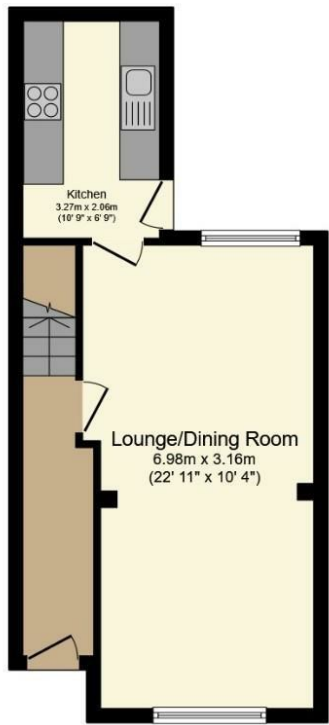
The stairwell leads to a first-floor galleried landing, from where we find three well-proportioned bedrooms and the family bathroom. A further staircase leads to the second floor, where we find the converted attic space.

At the rear of the property is a fabulous walled courtyard/garden, perfect for outside entertaining with the addition of a garage, perfect for as a workshop or for a car/cycle enthusiast. In summary, this lovely home off Poppleton Road provides an exceptional opportunity to secure a well-presented property

A viewing is highly advised to appreciate all this home has to offer.



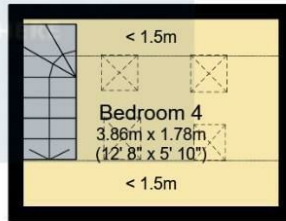




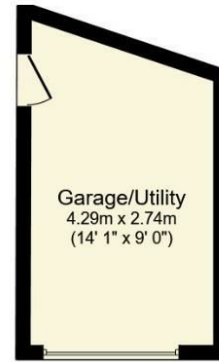
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 92.6 m² (997 sq.ft.) approx
 Restricted height 4.9 m² (52 sq.ft.)

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

Viewings

Please contact 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		50	
(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.



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