



Poppleton Road, , York, YO26 4UL

- TWO BATHROOMS
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND B
- WELL MAINTAINED
- APPROXIMATELY 1 MILE FROM RAILWAY STATION
- EPC RATING D

£320,000



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DESCRIPTION

A well maintained, fore-courted terrace property in a popular residential area to the west of York.

Upon entering the property you have a porch leading through to the inner hallway with stairs to the first floor.

The first of the reception rooms, currently used as a dining room, has a feature fireplace which creates a focal point to the room. The lounge is found to the front of the property and is filled with natural light from the large bay window, there is also a further fireplace.

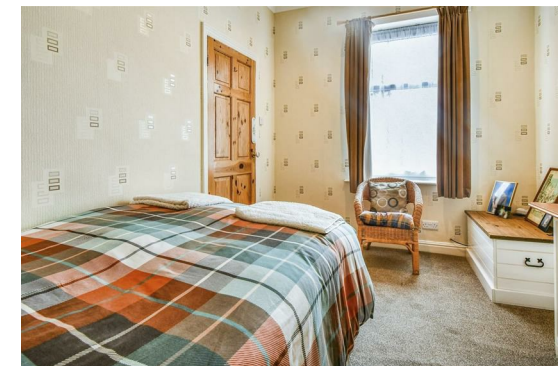
The kitchen features a range of base and wall units with space and plumbing for free standing appliances, an external door leads to the rear courtyard.

The ground floor is completed by a bathroom with sink, W.C and corner bath.

To the first floor you have three bedrooms and a further bathroom with sink, W.C and bath with shower over.

Externally you have a forecourt and to the rear you have a courtyard with brick built store and a shed.

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







Total floor area 100.2 m² (1,078 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

Viewings

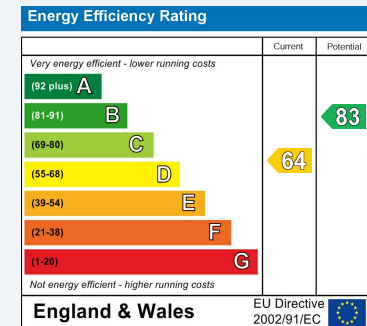
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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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