



Church Lane, Nether Poppleton, York, YO26 6LB

- Detached House
- Conservation Village Location
- Garage
- No Onward Chain
- Excellent Commuting
- Council Tax Band D

£425,000



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DESCRIPTION

A charming two-bedroom detached home in the sought-after village of Nether Poppleton. Situated on a tree-lined cul-de-sac in the heart of the conservation area, it is surrounded by delightful riverside walks, green spaces and is a short walk to local shops, pubs, dentist and library. Additionally, Poppleton has excellent links to York city centre via commuter routes and the ring road.

The ground floor includes a bright living room with a fireplace and spacious kitchen diner featuring ample storage, integrated appliances, and pantry. There's also a convenient downstairs W.C./utility room and access to the rear garden space and garage. Upstairs are two large double bedrooms, the rear bedroom with a spacious dressing area/home office area/study, and a recently installed modern four-piece family bathroom.

Outside, the property boasts a private rear courtyard, garage with power and water and parking in front of the garage or on the street.

The property is further offered with no onward chain.







Total floor area 95.5 sq.m. (1,028 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

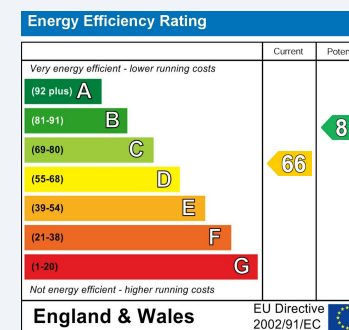
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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.