



Nursery Road, Nether Poppleton, York, YO26 6NN

- Hugely Popular Village Location
- Generous Corner Plot & Beautiful Gardens
- Double Garage and Off Road Parking
- Excellent Commuting
- Detached Home
- Three Bedrooms
- Potential To Extend (STP)
- Council Tax Band E

£530,000



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DESCRIPTION

Nestled in the sought-after village of Nether Poppleton, this well-presented three-bedroom detached home set in a hugely generous corner plot offers a double garage and delightful gardens and potential to extend (STP).

Set just off Millfield, this home offers easy access to the outer ring road and motorway links. Nearby, Clifton Moor Retail Park provides a variety of shops and services, while the villages of Nether and Upper Poppleton boast excellent local amenities, including primary school, leisure centre, pubs, medical facilities and a train station with direct routes to York, Harrogate and Leeds.

The welcoming porch leads to a spacious reception hall. The heart of the home is the bright, 20ft living room with picture windows framing views of the lawned gardens. Adjacent, the airy dining room is next to the well-equipped kitchen, complete with integral appliances and breakfast bar and could easily be opened up to make for a wonderful open-plan space. From the dining area, a wide archway leads to the sunlit snug / family room, with patio doors opening to a paved seating area. At the rear, the conservatory-style utility room provides further garden access. The ground floor further benefits from a convenient cloakroom.

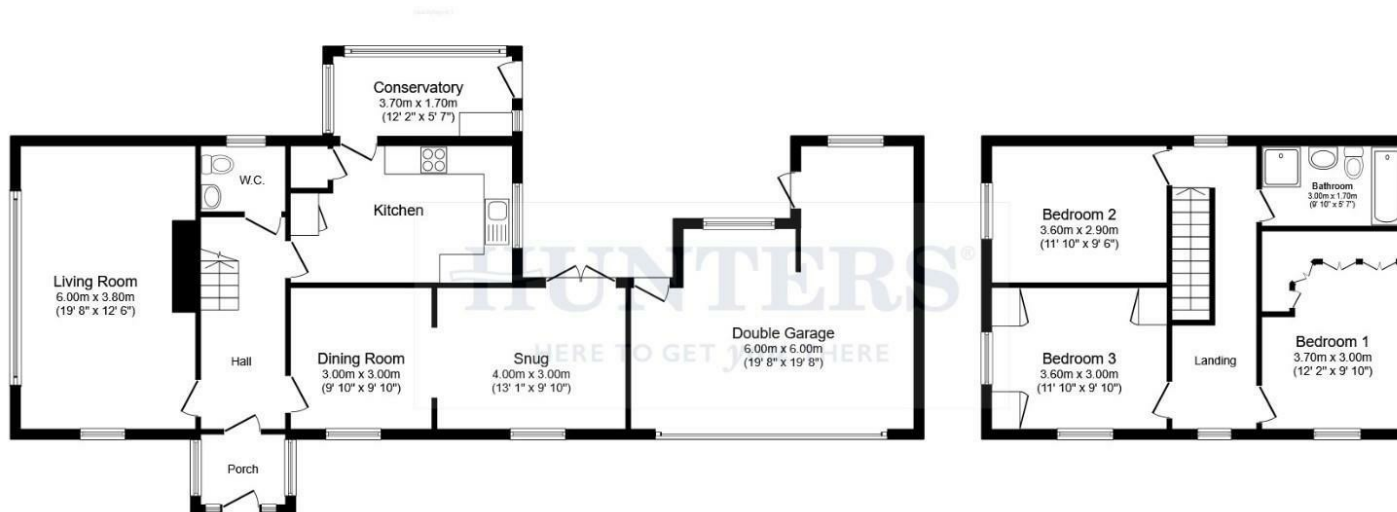
Upstairs are three generous double bedrooms with plenty of storage and a stylish four-piece family bathroom.

Outside, manicured lawns with an impressive range of hedge, shrubs and borders wrap around the home, while a charming southwest facing rear patio garden creates a perfect space for alfresco entertaining and is a wonderful suntrap.

A practical and inviting home ready for its next chapter.







Ground Floor

First Floor

Total floor area 160.7 sq.m. (1,730 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.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		69	7
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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.