



## Nidd Close, Nether Poppleton, York £290,000

An exquisitely presented semi detached residence which has been beautifully modernised with garage and walled garden.



Tucked away within this popular modern development, in the highly sought-after location of Nether Poppleton is this stunning home ideal for first time buyers, professional couples and small families.

Internally, the property is entered via an entrance lobby leading into an inviting living room with feature fireplace, and an open staircase that enhances the sense of space.

To the rear elevation, a door leads into an impressive open-plan kitchen/dining area which is a superb setting for both everyday living and entertaining, with elegant French doors that seamlessly extend the space into the landscaped garden. The recently installed stylish shaker-style kitchen is appointed with an array of bespoke cabinetry, complemented by integrated appliances including an oven, hob, extractor and dishwasher, offering ample space for a freestanding fridge freezer & washing machine, and is finished with a stainless steel sink with mixer tap over.

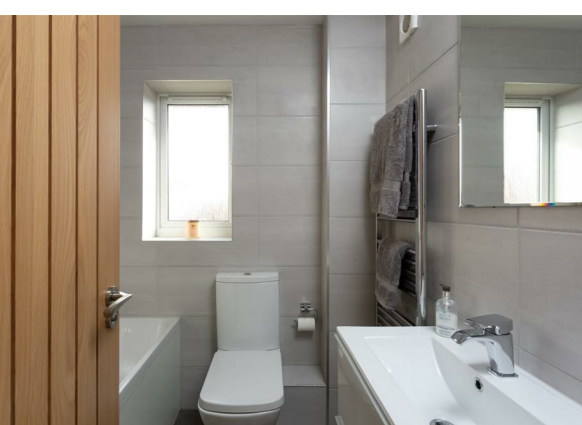


Ascending to the first floor, there are three well proportioned bedrooms, two of them being double rooms. The residence is further enhanced by a sophisticated modern family bathroom, complete with contemporary fittings and a three piece suite.



Externally, the property enjoys a generous and fully enclosed rear garden, featuring a charming patio area, ideal for alfresco dining. To the front, a private driveway provides ample parking for two vehicles and leads to the single garage.

Ideally situated to the northwest of York, the area offers an array of excellent amenities and provides convenient access to Clifton Moor Retail Park, park-and-ride services, and the historic city centre. The neighbouring village of Upper Poppleton further enhances the location with its railway station, charming independent shops, medical facilities, and a well-regarded primary school, alongside two distinguished public houses.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: C

Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

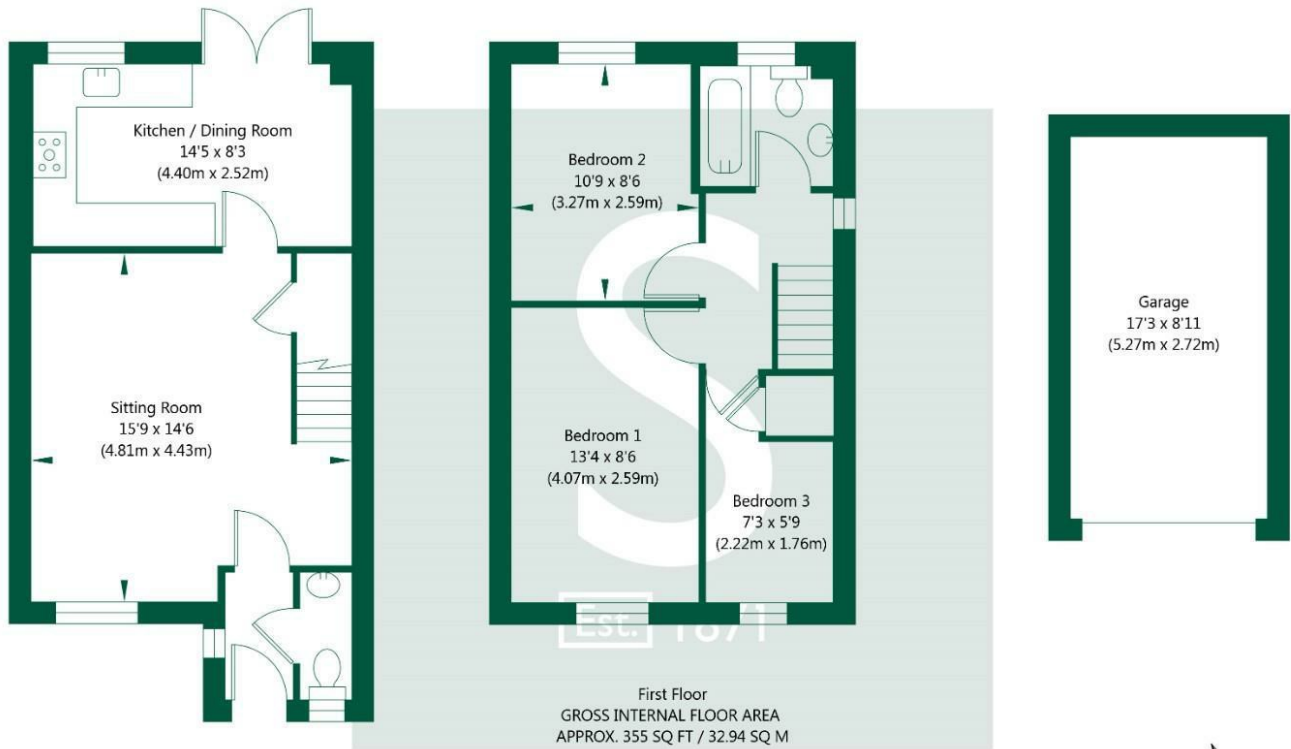
Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533



\*Download speeds vary by broadband providers so please check with them before purchasing.

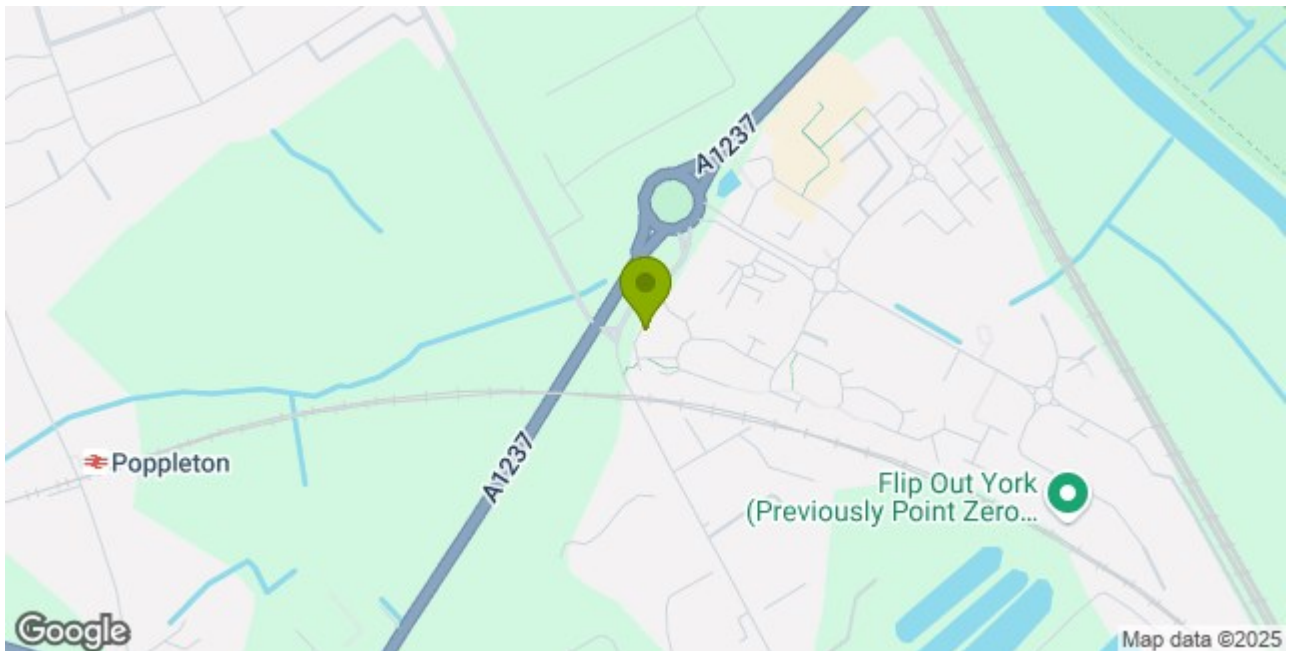


# Nidd Close, York, YO26 6RQ



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 378 SQ FT / 35.15 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 733 SQ FT / 68.09 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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