



84, Poppleton Road,  
York, YO26 4UP  
£240,000



We at Clubleys are delighted to offer this two bedroom end terraced home, located within walking distance to the city centre.

The accommodation briefly comprises of an entrance vestibule leading to the sitting room with a lovely bay window letting in plentiful natural light and a log burner. There is also a spacious dining room, kitchen and a modern bathroom. To the first floor there are two generous sized bedrooms.

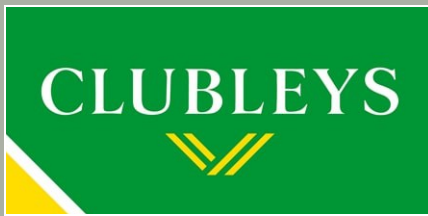
Externally, the property has a courtyard garden to the front and a fully enclosed rear yard with side access.

Contact us today to arrange a viewing!



[www.clubleys.com](http://www.clubleys.com)





Tenure: Freehold  
City of York Council  
BAND: B

## THE ACCOMMODATION COMPRISES;-

### ENTRANCE VESTIBULE

Front entrance door and door leading into:

### SITTING ROOM

3.91m max x 3.42m + bay (12'9" max x 11'2" + bay)  
With bay window to the front elevation, log burner and radiator.

### DINING ROOM

3.40m x 3.94m (11'1" x 12'11" )  
With window to the rear elevation, radiator and understairs cupboard.

### KITCHEN

3.33m x 1.94m (10'11" x 6'4" )  
Door to side, window to side.  
Fitted with wall and floor units comprising working surfaces, stainless steel sink unit, gas oven, space for washing machine and space for a fridge freezer.  
Tiled flooring and radiator.

### BATHROOM

2.00m x 1.63m (6'6" x 5'4" )  
Opaque window to side.  
Suite comprising bath with shower over, low flush WC and wash hand basin set within a vanity unit.  
Part tiled walls, tiled flooring, extractor fan and anthracite towel radiator.

### LANDING

Radiator.

### BEDROOM ONE

3.41m x 3.91m (11'2" x 12'9" )  
Window to front elevation and radiator.

### BEDROOM TWO

3.89m x 3.42m (12'9" x 11'2" )  
Window to rear elevation, cupboard, cupboard housing the gas boiler and radiator.

### OUTSIDE

## ADDITIONAL INFORMATION

### SERVICES

Mains Gas, Water, Electricity and Drainage.  
Telephone connection subject to renewal by British Telecom.

## APPLIANCES

None of the appliances have been checked by the Agent.

## COUNCIL TAX BAND

City of York Council, Tax Band B.

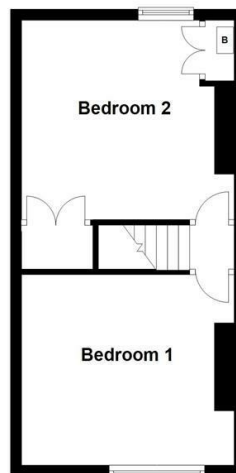




**Ground Floor**  
Approx. 41.0 sq. metres (441.2 sq. feet)



**First Floor**  
Approx. 30.7 sq. metres (330.4 sq. feet)



Total area: approx. 71.7 sq. metres (771.6 sq. feet)

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

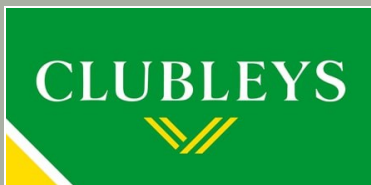
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.