



21 Easthorpe Drive Nether Poppleton
York, YO26 6NS
Offers Over £375,000

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NO ONWARD CHAIN! A three bedroom detached home located within the popular village of Nether Poppleton, a thriving community just outside York's outer ring road and with excellent bus and train links. This family home provides spacious and generous sized rooms whilst providing an excellent opportunity to put your own stamp on the property by way of cosmetic upgrading. The property comprises entrance porch, entrance hallway, 24' lounge/dining room with doors out onto the garden, breakfast kitchen, WC/cloaks, first floor landing, three bedrooms (two doubles and one good size single) and a three piece shower room. To the outside is a paved driveway providing ample off street parking and the potential for electric car charging, attached single garage with automatic door and a side pathway to the rear garden laid to lawn with patio area and flower borders. An internal viewing is strongly recommended.



Entrance Porch

Entrance door. Door to;

Entrance Hallway

Double panelled radiator, stairs to first floor. Carpet.

WC/Cloaks

Double glazed window to side, wash hand basin, low level WC, double panelled radiator. Carpet.

Lounge/Dining Room

Double glazed window to front and sliding doors onto garden, gas fire with surround, TV point, power points, two double panelled radiators. Carpet.



Breakfast Kitchen

Double glazed windows to rear, door to side, fitted wall and base units, stainless steel sink and drainer board, space and plumbing for appliances, power points, double panelled radiator, wall mounted gas boiler. Vinyl flooring.





First Floor Landing

Power points. Carpet. Doors to;

Bedroom 1

Double glazed window to front, fitted wardrobes, double panelled radiator, power points. Carpet.

Bedroom 2

Double glazed window to rear, loft access, single panelled radiator, power points. Carpet.

Bedroom 3

Double glazed window to front, double panelled radiator, power points. Carpet.

Bathroom

Double glazed opaque windows to side and rear, walk-in electric shower cubicle, pedestal wash hand basin, low level WC, double panelled radiator. Vinyl flooring.

Outside

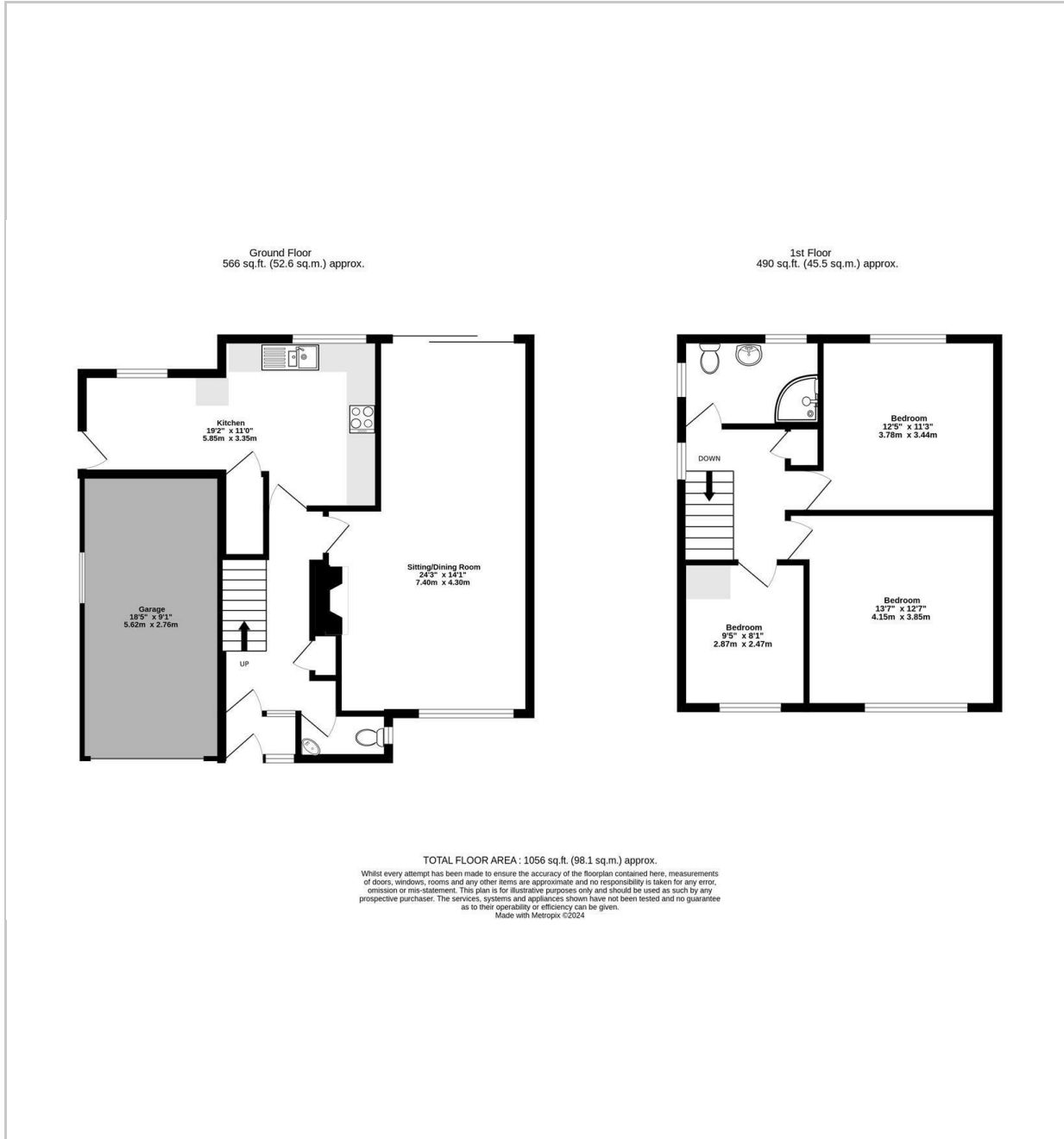
Driveway to front providing ample off street parking, side access leading to the rear lawned garden with patio and borders, hedge and fence boundaries and a freestanding timber shed.

Garage

Electric door, power and lighting and window to side.



FLOOR PLAN



LOCATION



EPC

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

Current rating: **66** (Yellow band)
 Potential rating: **79** (Green band)

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