



9a Poplar Street
York, YO26 4SF
£250,000

NO ONWARD CHAIN! A STUNNING NEWLY BUILT DETACHED HOUSE SET IN THIS POPULAR LOCATION WITHIN EASY REACH OF THE RAILWAY STATION AND THE CITY CENTRE. This bespoke property has been finished to a high standard with quality internal fittings throughout, has the benefit of gas central heating and triple glazing and comprises entrance dining hall, cloaks/w.c, living room/bedroom 2, fabulous open plan living kitchen with quality fitted kitchen and french door to rear, landing, bedroom and luxury bathroom/w.c. Front blocked paved driveway with car charging point and modern slatted fencing. Low maintenance rear garden with large timber shed. An internal viewing is strongly recommended.

Entrance Hall

Cloaks/WC

Lounge

11'2" x 8'0" (3.42m x 2.44m)

Living Kitchen

18'6" x 11'2" (5.66m x 3.42m)

First Floor

Bedroom

11'2" x 10'2" (3.42m x 3.10m)

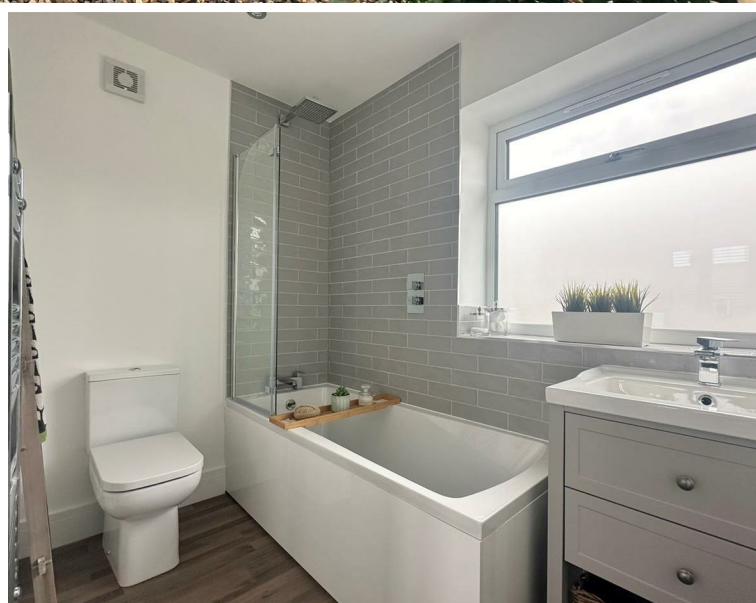
Bathroom

8'0" x 6'2" (2.46m x 1.89m)

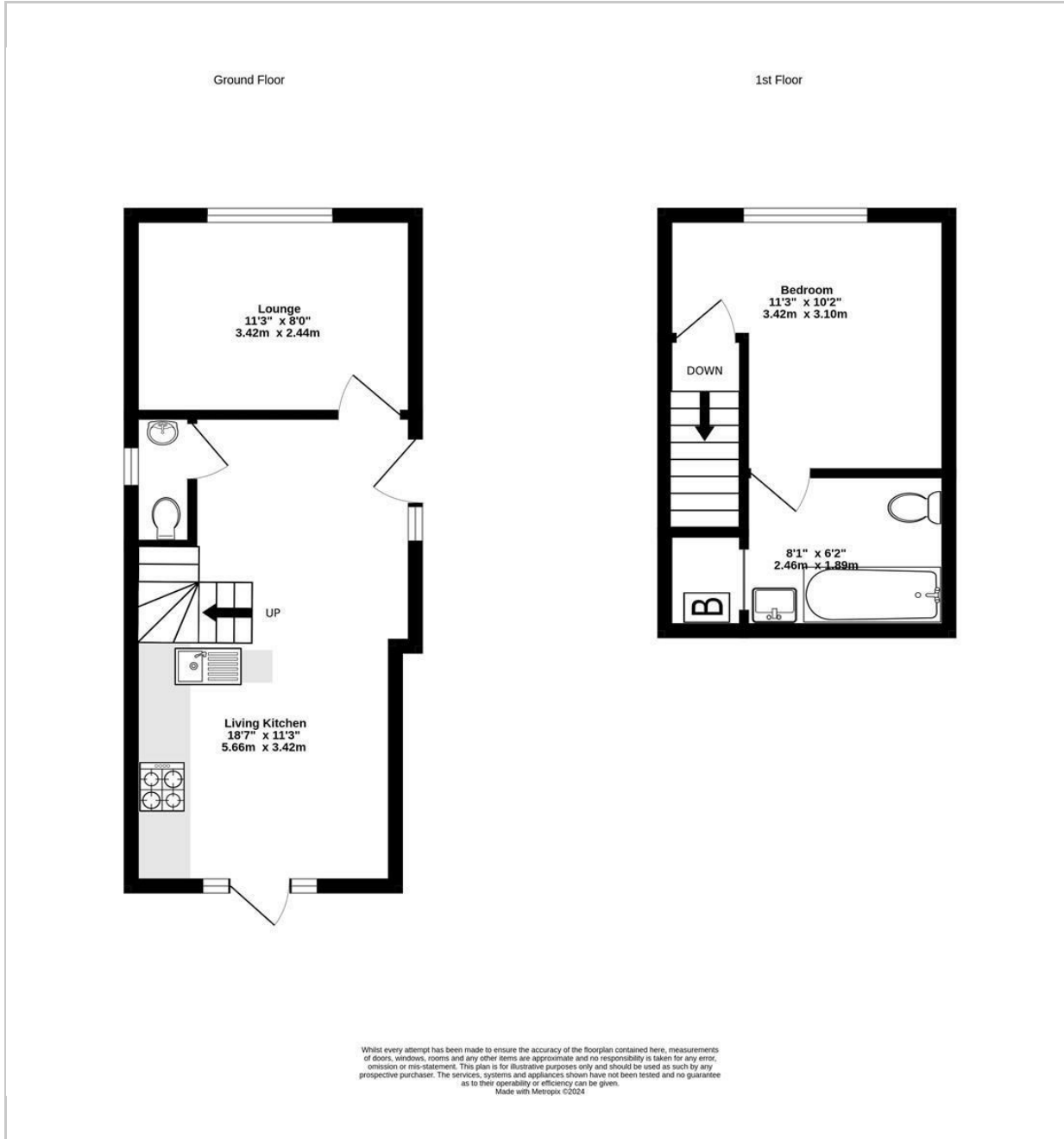
Loft Roof Space

Rear Garden

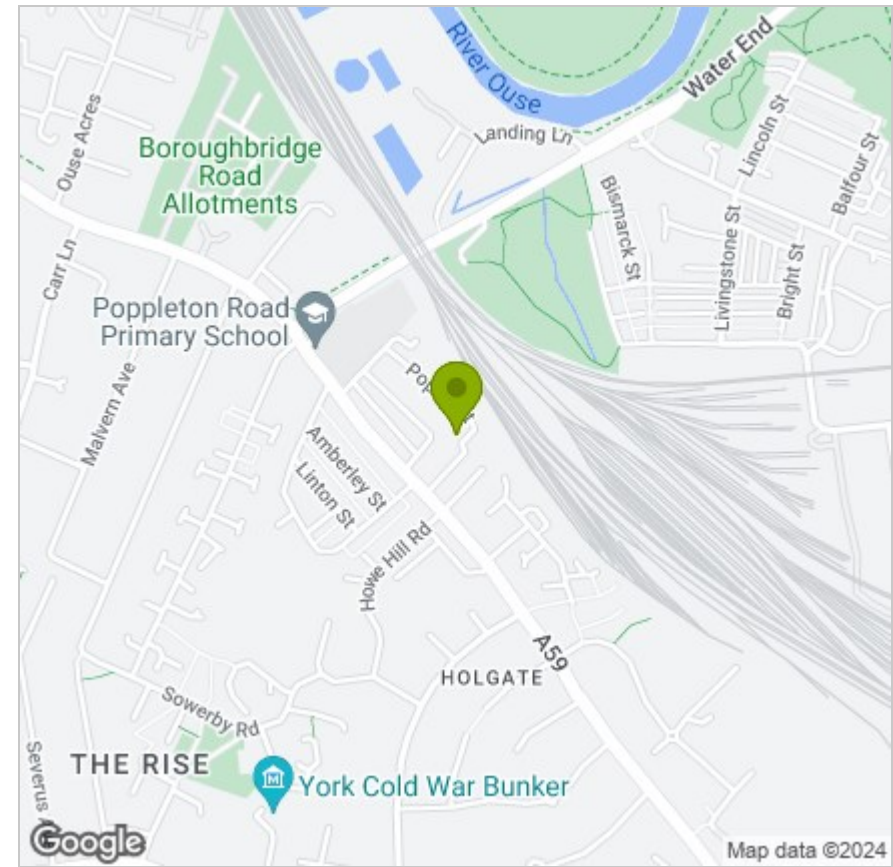




FLOOR PLAN



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	

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