



9 Calder Avenue, Nether Poppleton
York, North Yorkshire YO26 6RG

Guide Price £429,950


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PERSONAL AGENTS

Bishops Personal Agents bring to the market a immaculately presented, stylish four bedroom detached family home, with a modern twist, offering the best in suburban living, just to the south/west of York in this very popular location of Nether Poppleton, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools including the catchment of Manor C of E and the Poppleton shops and train station close at hand. This property has been updated and cherished by the current owner, boasting a living room with a focal wood burning stove, two En-suites and a stunning kitchen/diner. Appealing to a multitude of buyers, including professional couples, commuters, families and those looking to retire. Also with the benefit of gas central heating, solar panels, double glazing and shutters. This property in brief comprises; Entrance hallway, cloakroom, bay fronted living room with a feature wood burner, opening to the dining room and then onwards into the conservatory, currently used as an office space. We also find the fabulous breakfast kitchen, fitted with a range of blue units, an island and integrated appliances, plus a handy utility leading to the garage completes the ground floor. From the first floor landing there are four bedrooms, two with their own en-suites and a family bathroom. A ladder leads to the attic space, with ample storage. Outside we find off street parking, on a block paved drive to the front of the house and to the rear, via a side passage are fenced gardens with a paved patio area, perfect for outside entertaining. In addition, are also two garden sheds, one insulated, perfect for those with a hobby or wanting a workshop. The location here is superb, and the centre of Poppleton village can be easily reached in just a short walk or drive. Poppleton is a thriving village with numerous local shops, pubs, plus amenities such as a doctor's surgery, very popular local schools and the sports club. There is also the rare bonus of the Poppleton station to take you direct into York, Harrogate and Leeds. An early viewing comes highly recommended not to miss out on this superb modern home.

Located in a tucked away position just beyond the outskirts of York. This property is situated in the very popular location of Nether Poppleton, approximately 3.5 miles from York city centre. The village itself has a good range of local amenities including shops, well regarded pubs, doctors and dental surgeries, yet retains a wonderful rural village atmosphere. Poppleton Ousebank Primary School is situated on the Main Street and feeds to the highly respected Manor CE Academy. The village combines the advantages of rural and city living, enjoying good access to the west side of York and into the city centre for a full range of shops and services. There are excellent road links with the York outer ring road leading to the A64, (serving Leeds and the motorway network), local bus services and the Park and Ride situated on A59 with services to York city centre. There is also a railway station in Upper Poppleton within easy walking distance, providing regular trains to York, Harrogate and Leeds, making it a popular location for buyers who travel into the city and across the region for work.



Entrance Hall

Front entrance door to the hallway. Stairs to the first floor. Doors leading to...

Cloakroom

5' 6" x 2' 6" (1.68m x 0.76m)

Double glazed window to front aspect, wash hand basin with mixer taps, set in a vanity unit, low level wc and radiator*.

Living Room

17' 0" x 12' 5" (5.18m x 3.78m)

Double glazed windows to front aspect with shutters, feature wood burning stove*, ceiling coving, tv point* and radiators*. Opening to...

Dining Room

11' 3" x 8' 0" (3.43m x 2.44m)

Double glazed French doors windows to rear and radiator*. Door leading to...

Conservatory

9' 7" x 9' 1" (2.92m x 2.77m)

Double glazed conservatory with French doors leading to the garden.



Kitchen/Breakfast Room

16' 1" x 11' 3" (4.90m x 3.43m)

Fabulous fitted kitchen with an attractive range of base and wall mounted units with matching work preparation surfaces over, inset sink and drainer with mixer taps, integral appliances include Range cooker with gas hobs*, extractor hood*, central island, down lighting, double glazed windows to rear aspect with shutters and French doors leading to the garden. Opening to....

Utility room

7' 10" x 4' 4" (2.39m x 1.32m)

Wall and base units with matching worktops, integral fridge/freezer*, plumbing for a washing machine*, space for a dryer and dishwasher* and a wall mounted boiler*. Door leading to...

First Floor Landing

Loft hatch with pull down ladder. Doors leading to...

Bedroom 1

17' 10" x 8' 8" (5.43m x 2.64m)

Double glazed windows to rear aspect with shutters, tv point*, down lighting and radiators*. Door leading to...



En-suite

7' 2" x 6' 4" (2.18m x 1.93m)

Modern suite in white comprising; Bath with mixer taps and electric shower*, wash hand basin set in a vanity unit with mixer taps, low level wc, double glazed window to front aspect and radiator*.

Bedroom 2

12' 1" x 8' 4" (3.68m x 2.54m)

Double glazed windows to rear aspect with shutters, tv point*, down lighting and radiator*. Door leading to...

En-suite

6' 10" x 4' 5" (2.08m x 1.35m)

Modern suite in white comprising; Shower cubicle with mains shower*, wash hand basin with mixer taps, low level wc, double glazed window to side aspect, down lighting and heated rail*.

Bedroom 3

9' 2" x 9' 1" (2.79m x 2.77m)

Double glazed windows to front aspect with shutters, built in wardrobe and radiator*.



Bedroom 4

8' 7" x 6' 9" (2.61m x 2.06m)

Double glazed windows to rear aspect with shutters and radiator*.

Bathroom

7' 6" x 5' 11" (2.28m x 1.80m)

Modern suite in white comprising; Shower cubicle with mains shower*, bath with mixer taps, wash hand basin set in a vanity unit with mixer taps, low level wc, double glazed window to side aspect and heated rail*.

Attic Space

Ladder leads to the attic, which is boarded with power and lighting and sky light, perfect for for extra storage.

Garage

12' 9" x 8' 10" (3.88m x 2.69m)

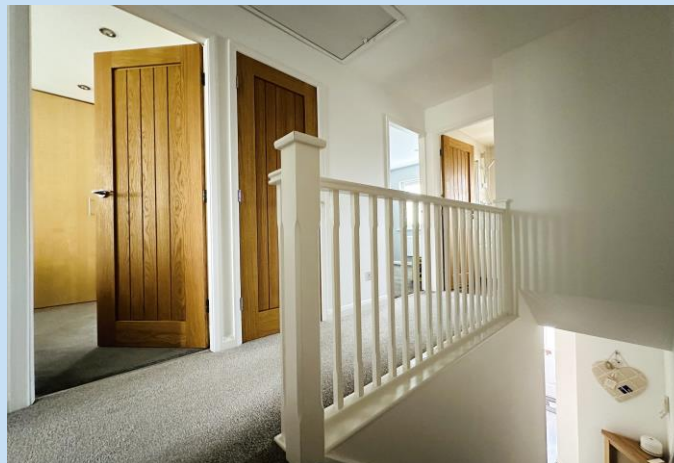
Up and over door. Power and lighting*.

Outside

Externally to the front we find and a block paved drive leading to the house, with ample off street parking. Gated side access leads to the rear of the property, where we find a lovely lawned and fenced garden with a paved patio area, just right for outside entertaining. To further compliment the garden we find two sheds, both with power and lighting, prefect as a workshop or for extra storage.

Agents Note

EPC Rating B. Council tax band D. Broadband supplier: Virgin Media Broadband speed: Standard Speed. Water supplier: Yorkshire Water. Gas supplier: British Gas. Electricity supplier: British Gas. The house also has solar panels*. These are not connected to a network and provide extra power to the house only*.





Energy performance certificate (EPC)

9 Calder Avenue
Nether Poppleton
YORK
YO26 6RG

Energy rating

B

Valid until: **7 November 2033**

Certificate number: **9637-8029-9309-0043-2206**

Property type

Detached house

Total floor area

113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Bishops Personal Agents

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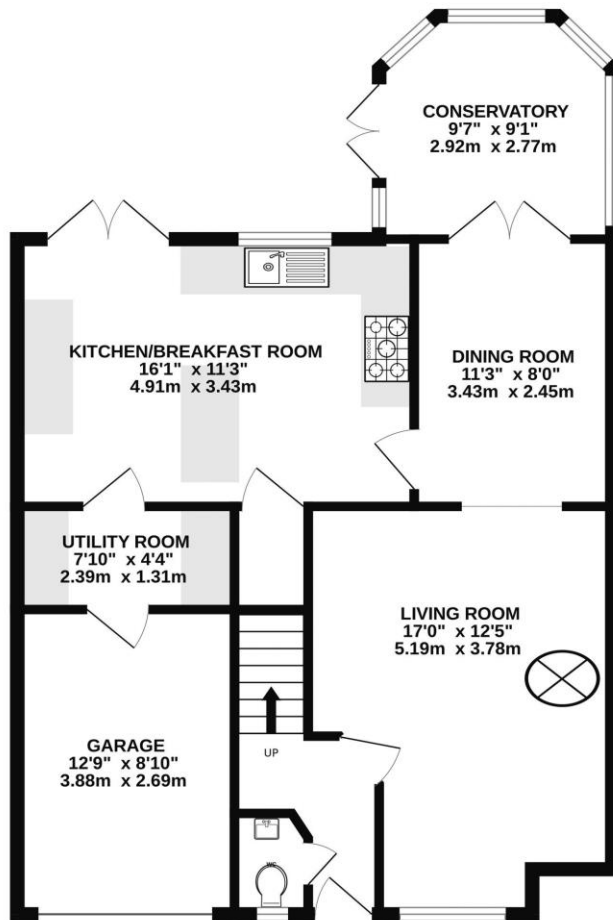
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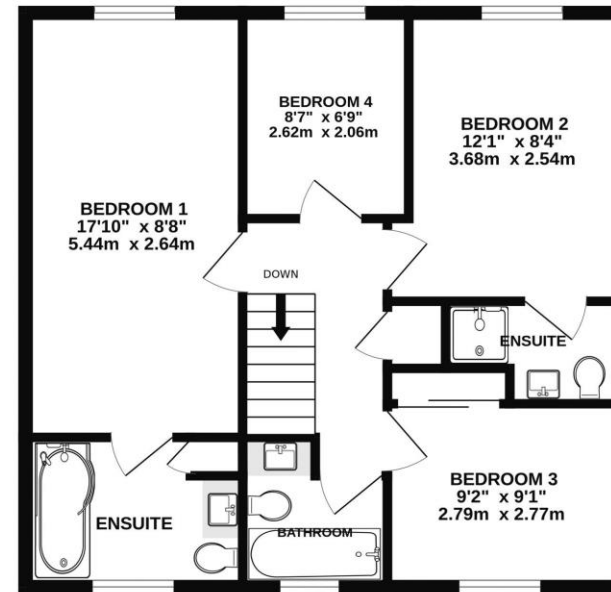
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GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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