



7 Ryder Close, Upper Poppleton
York, YO26 6SH

Guide Price £425,000


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PERSONAL AGENTS

Bishops Personal Agents bring to the market this stylish and immaculately presented four-bedroom detached family home, located at this modern new Langley Gate development, situated on the fringes of the very popular and sought after village of Upper Poppleton on Ryder Close, with easy access to both York and the outer ring road. This superb house spread over two floors, has been cherished by the current owners since 2023, offering a balance of both immaculate and quality features, with a twist of stylish charm and imagination. Perfect and for families, professional couples and those looking to retire, also very appealing for those wanting a village location or easy commuting, throughout the region by both car and train. In brief comprises; From the front entrance door into the hallway, with doors leading to the principal reception room. To the front, we find the living room, perfect for relaxing and a downstairs cloakroom. Then in the heart of the house is a fabulous open-plan, kitchen-living space, the contemporary kitchen, with a range of modern fitted white units, with integrated appliances, plus ample space for a table and chairs and a snug area. French doors lead out from this flexible living space into the garden. A handy utility completes the ground floor. From the first-floor landing, we find four bedrooms and a stylish bathroom. Externally, to the front off-street parking on a driveway leading to the attached garage, perfect for a car/cycle enthusiast or as a workshop or gym and ample on street parking for visitors. Gated side access leads to the rear of the property, where we find a private two-level fenced garden, with a raised paved patio area, just right for outside entertaining. Poppleton is a thriving village with numerous local shops, pubs, plus amenities such as a doctor's surgery and very popular local schools, including the catchment of Manor C of E and the sports club. There is also the rare bonus of the Poppleton station to take you direct into York, Harrogate and Leeds. Please do arrange to view this excellent property as soon as possible, not to miss out on this lovely home!

Ryder Close, is situated within the sought after residential location off Boroughbridge Road, offering excellent access to the City Centre and the outer ring road, approximately 3.0 miles from York city centre. The village 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.



Entrance Hall

Front entrance door leads into the hallway. Stairs to first floor and radiator*. Doors leading to...

Living Room

12' 6" x 9' 8" (3.81m x 2.94m)

Double glazed windows to the front aspect, tv point* and radiator*.

Cloakroom

6' 11" x 3' 5" (2.11m x 1.04m)

Low level wc, sink with mixer taps and heated rail*.

Kitchen/Diner

20' 4" x 19' 7" (6.19m x 5.96m)

Fabulous kitchen with a range of modern white wall, floor and drawer units with matching worktops over, steel sink and drainer with mixer taps, integrated appliances include, double electric oven*, induction hob* with extractor hood over*, fridge/freezer* and dishwasher*. French doors leading to the garden, storage cupboard, down lighting and radiators*. Door leading to....

Utility room

6' 8" x 5' 11" (2.03m x 1.80m)

Handy utility with plumbing for a washing machine*. Wall mounted boiler* and radiator*.

Door leading to the garden.

First Floor Landing

Double glazed windows to the rear aspect, loft hatch and radiator*. Doors leading to...

Bedroom 1

13' 4" x 9' 11" (4.06m x 3.02m)

Double glazed windows to the front aspect, tv point* and radiator*.

Bedroom 2

11' 5" x 9' 8" (3.48m x 2.94m)

Double glazed windows to the front aspect, tv point* and radiator*.

Bedroom 3

9' 8" x 7' 8" (2.94m x 2.34m)

Double glazed windows to the rear aspect and radiator*.

Bedroom 4

10' 0" x 7' 10" (3.05m x 2.39m)

Double glazed windows to the rear aspect and radiator*.

Bathroom

7' 5" x 7' 4" (2.26m x 2.23m)

Modern white suite comprising; Bath with mixer taps and mains shower over, pedestal wash hand basin with mixer taps, low level wc, extractor fan*, down lighting, double glazed window to front aspect and heated towel rail*.

Outside

Externally, to the front off-street parking on a driveway leading to the attached garage, perfect for a car/cycle enthusiast or as a workshop or gym and ample on street parking for visitors. Gated side access leads to the rear of the property, where we find a private two-level fenced garden, with a raised paved patio area, just right for outside entertaining.



Garage

19' 8" x 9' 11" (5.99m x 3.02m)

To the side of the house is a garage with an up and over door, power and lighting*. Door leading to the garden.

Agents Note

EPC Rating B. Council tax band E.

Broadband supplier: Sky.

Broadband speed: Standard speed.

Water supplier: Yorkshire Water.

Gas supplier: Scottish Power.

Electricity supplier: Scottish Power.





Energy performance certificate (EPC)

7 Ryder Close
Upper Poppleton
York
YO26 6SH

Energy rating

B

Valid until:

19 December 2032

Certificate number:

2201-3905-3302-4802-0204

Property type

Detached house

Total floor area

96 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>).

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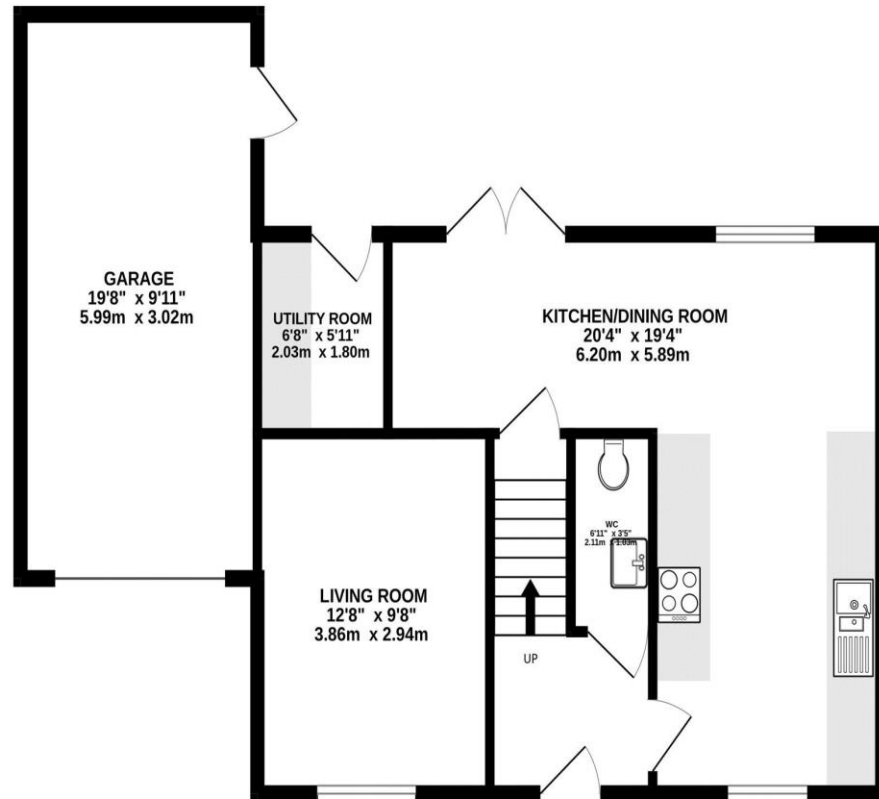
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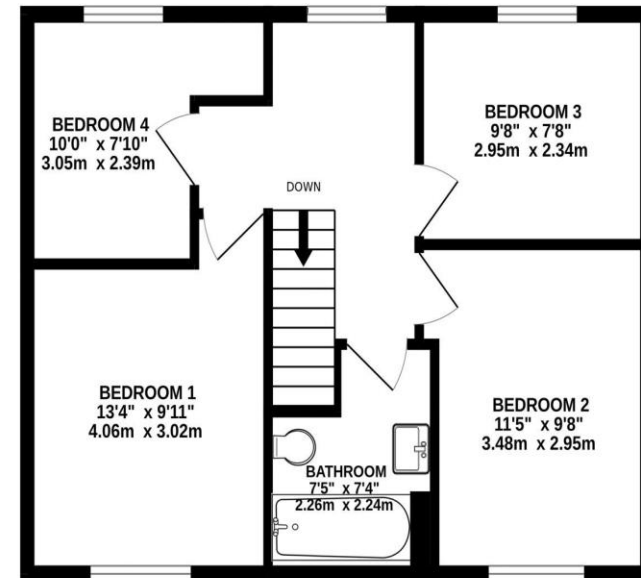
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GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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