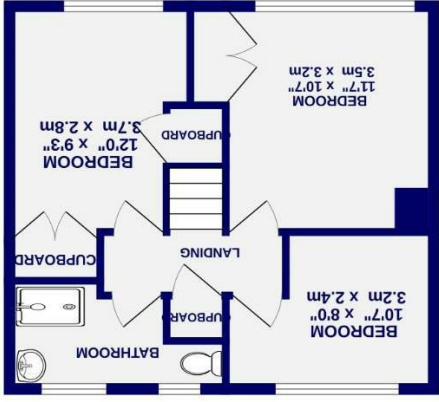
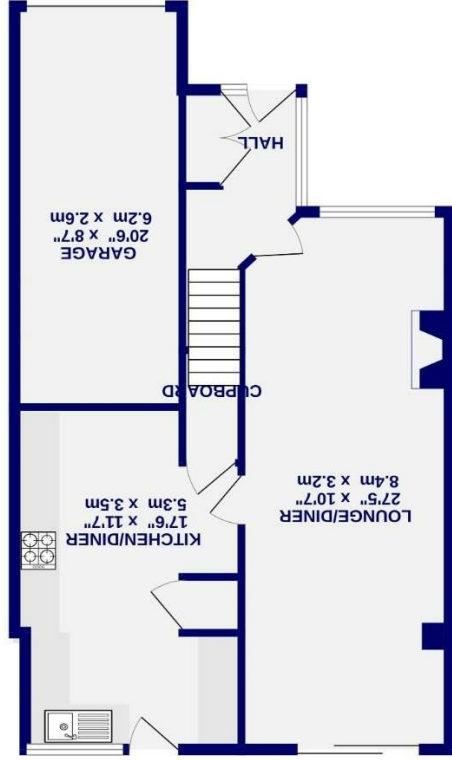


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Extended Semi Detached House
- Three Bedrooms
- Extended Lounge / Diner
- Extended Dining Kitchen
- Modern Shower Room
- Off Street Parking & Garage
- Lovely Rear Garden
- No Forward Chain
- EPC - D

Freehold
Council Tax Band - C

Linton Road Nether Poppleton, YO26 6LT



Where every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser will take part of the overall floor area and no responsibility is taken for any errors, omissions or misstatements. 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 is given as to their operability. Made with Metrelog 6/2/04

TOTAL FLOOR AREA: 1157 sq ft (107.4 sqm) approx.



Linton Road
Nether Poppleton, York
YO26 6LT

£375,000



A well presented, extended semi detached house located with in the popular commuter village of Poppleton, the position of this home offers quick access to local schools, varied amenities and regular commuter links to York city centre, including travel by rail.

Internally this lovely property briefly comprises; entrance hall which leads into the large living / dining room with feature fireplace with stone effect surround and living flame gas fire. There are sliding patio doors from the dining area giving access to the garden, The extended kitchen offers ample space for a dining table and is fitted with a range of wall and base units with modern work surfaces. A range of fitted appliances include; fridge, freezer, double oven and gas hob with extractor hood above.

To the first floor there is a modern shower room, two double bedrooms and a large single.

Externally to the front the garden is predominantly paved with ornamental slate raised border. The paved driveway gives access to the integral garage and a timber gate to the side gives access to the rear garden. The south west facing rear garden has a large patio area, lawned area and various planted borders all enclosed by a timber fence. A timber summer house provides an additional space to relax.

A well loved family home and offered with no forward chain - Viewing is highly recommended.

Council Tax Band C.

