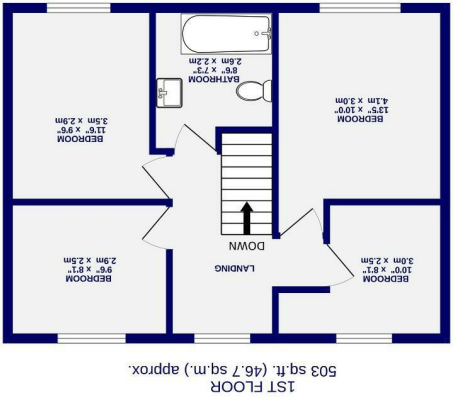
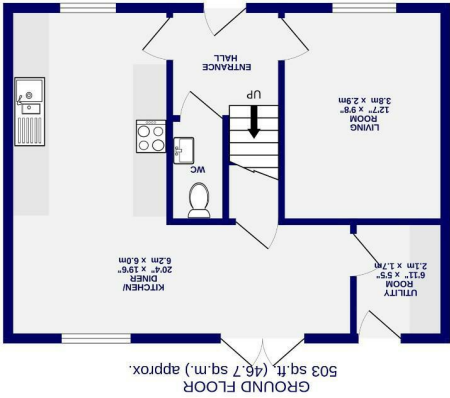


Ryder Close Upper Poppleton, YO26 6SH

Freehold
Council Tax Band - E

- Substantial Detached Family Home
- Sought-After Village Location
- Driveway Parking & Integral Garage
- Four Bedrooms
- L-Shaped Open Plan Kitchen / Living / Diner
- Stunning Kitchen With Modern Integrated Appliances
- Convenient Utility
- Downstairs W.C.
- Private Patio & Garden
- EPC B



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements of the property in person and not rely on the floorplan for accuracy.

Illustrative purposes only and should be used as a guide only. The floorplan is not a guarantee of the property's dimensions and should be used as a guide only. The floorplan is not a guarantee of the property's dimensions and should be used as a guide only.

Made with Metropix 5/2025

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.

Ryder Close
Upper Poppleton, York
YO26 6SH

£425,000

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A substantial four bedroom detached home situated in the highly desirable village of Upper Poppleton.

Perfectly formed for modern family living, this superb residence comprises of a welcoming entrance hall leading through to a beautifully presented reception room, complete with a contemporary front window illuminating the space with natural light. Across the hallway is a stunning L-shaped open plan kitchen / living / diner with French doors leading out to the attractive rear patio and garden. The sleek kitchen provides a mix of neutral wall and base units, with fitted contemporary appliances, and ample prepping space for cooking. This superb space seamlessly flows, catering to modern family living and entertaining. A convenient utility room, and separate downstairs W.C. completes the ground floor.

To the first floor is four well presented bedrooms, and an immaculately presented family bathroom. A spacious landing connects the rooms.

Externally, the residence provides driveway parking and a single integral garage. To the rear, is a lovely two-level garden, with a pretty patio with steps down to the private, fenced garden.

Poppleton is a sought-after village to the west of York providing a wonderful blend of peaceful, semi-rural living with easy access to nearby cities including York, Harrogate and Leeds thanks to the village train station, regular bus routes, and access to the A59. The area offers a strong sense of community with local events held regularly at the village green, village centre, and sports centre. Whilst the amenities of York can be reached easily, the village has an eclectic mix of amenities including shops, cafés, pubs, churches, GP, play park, ample dog walking routes via Millennium Fields to the river bank, and primary and secondary school options. A truly fantastic location for families to call home.

To appreciate the wonderful location and the fantastic space this turnkey home has to offer, please contact the office to arrange a viewing.

