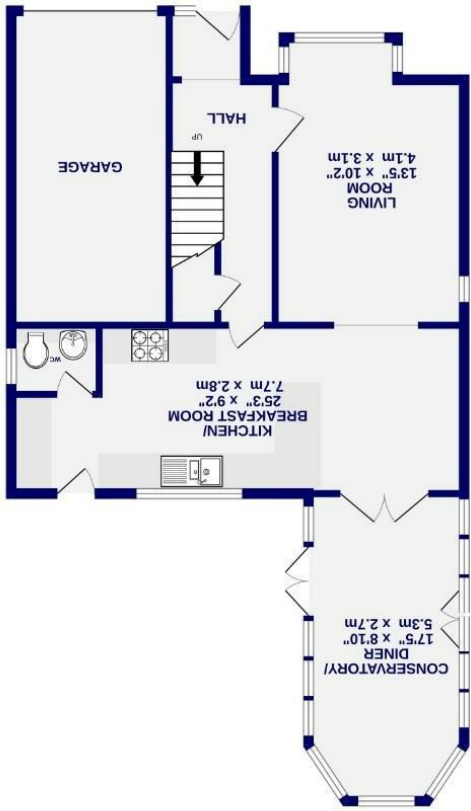


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

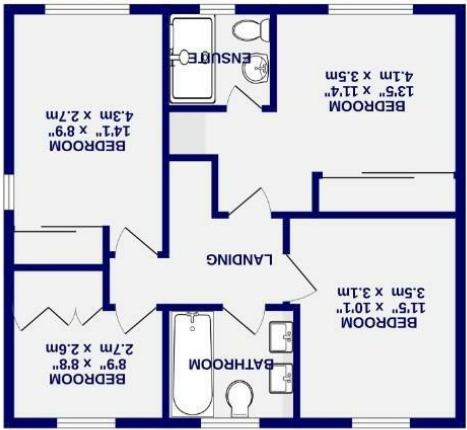
- Four Bedroom Detached Family Home
- New Modern Kitchen Breakfast Room
- Immaculately Presented Throughout
- En-Suite Shower Room
- Ground Floor W.C.
- Turnkey High Specification Finish
- Large Conservatory and Landscaped Garden
- Sought After Location
- Integral Garage & Driveway For Multiple Cars
- EPC C

Freehold
Council Tax Band - E

Calder Avenue Nether Poppleton, YO26 6RG



GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
568 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is recommended that you obtain the measurements of the rooms and any other areas and no responsibility is taken for any discrepancy or misstatement. 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.

Calder Avenue
Nether Poppleton, York
YO26 6RG

Offers Over £450,000

4 2

Welcome to this immaculately presented and well-proportioned detached family home, nestled in the sought-after area of Nether Poppleton. This desirable location provides excellent access to a wide range of local amenities, falls within a highly regarded school catchment area, and benefits from superb public transport links to York city centre and beyond.

Upon entering through the recently extended porch, you are greeted by a bright and airy hallway that immediately showcases the high specification and quality finish throughout this delightful home, which is ready for immediate occupancy. The hallway leads into the stunning kitchen breakfast room, thoughtfully designed and installed by the renowned Kutchenhaus. This space features sleek white wall and base units, integrated appliances, contemporary concrete-effect worktops, glass shelving, and a beautiful mosaic tile finish, creating a stylish and highly functional modern kitchen.

Adjacent to the kitchen is a spacious conservatory dining area, tastefully decorated and offering a versatile space with direct access to the rear garden, ideal for entertaining or family gatherings. To the left of the entrance hallway is the living room, finished to a high standard with a modern squared bay window that allows natural light to flood the space. The room also boasts elegant herringbone-engineered oak flooring, which adds a touch of sophistication and continues throughout the entire ground floor. A separate WC, conveniently located just off the kitchen, completes the ground floor.

The first floor offers four well-appointed bedrooms. The primary bedroom is positioned at the front of the property and features a chic en-suite bathroom and built-in wardrobes, offering both comfort and convenience. Two additional bedrooms also include built-in wardrobes.

