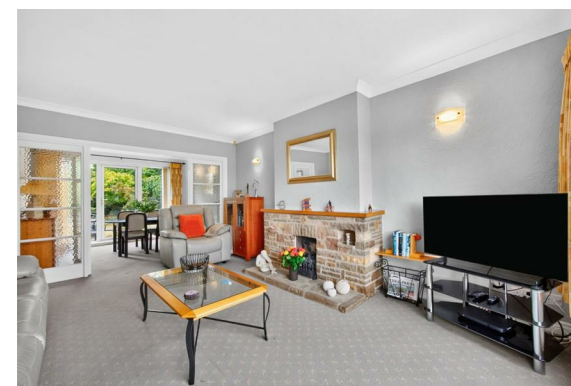




Nether Way, Upper Poppleton, York, YO26 6JQ

- Sought After Village Location
- Three Bedroom Detached Home
- Potential To Extend
- Well Maintained Throughout
- Garage And Driveway
- Council Tax Band E

Offers Over £450,000



Nether Way, Upper Poppleton, York, YO26 6JQ

DESCRIPTION

A well-maintained three-bedroom detached home in the highly sought-after village of Upper Poppleton, offering generous accommodation, attractive gardens and excellent potential to extend (subject to the necessary permissions). Positioned within a pleasant residential setting, the property represents a fantastic opportunity for buyers seeking a long-term family home in one of York's most desirable villages.

The accommodation begins with an entrance porch leading into the hallway, giving access to a spacious front living room with a large window providing plenty of natural light. To the rear is a separate dining room overlooking the garden, while the fitted kitchen sits alongside and connects to a useful utility room, downstairs W.C. and the integral garage.

To the first floor are three bedrooms, including two generous doubles, together with the house bathroom. The property has been clearly well cared for and is perfectly comfortable as it stands, while also offering excellent scope for a new owner to update or further develop the accommodation to suit their needs.

Externally, the home benefits from driveway parking and access to the garage. The rear garden is a particularly attractive feature, with a patio seating area, lawn and established planting. The size and layout of the plot may also offer further extension potential, subject to the necessary planning permissions.

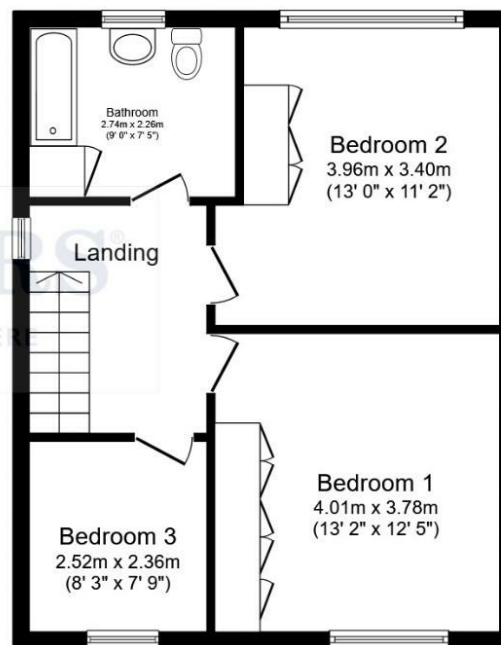
Upper Poppleton remains one of York's most desirable villages, offering local shops, amenities and excellent transport links to York city centre, the outer ring road and the wider road network.







Ground Floor



First Floor

Total floor area 124.9 m² (1,345 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

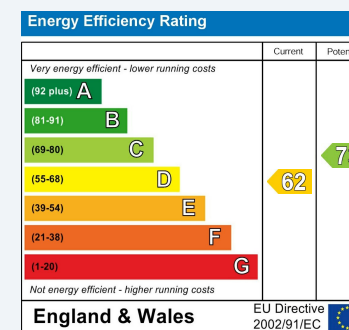
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.