



SANDYRIDGE, NETHER POPPLETON, YORK

3 Sandyridge, Nether Poppleton, York, North Yorkshire, YO26 6LU

PETER  
MOODY  
& COMPANY

## SANDYRIDGE, NETHER POPPLETON, YORK £595,000

3 Sandyridge, Nether Poppleton, York, North Yorkshire, YO26 6LU

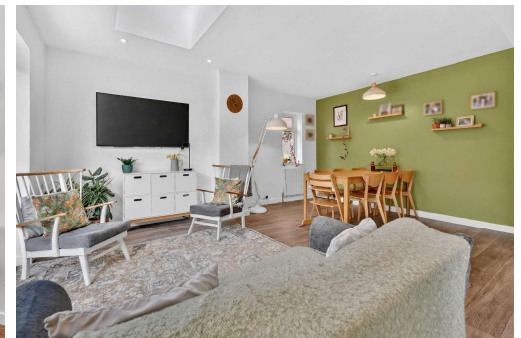
- Detached house
- Four bedrooms
- Living room
- Office and utility room
- Recently fitted bathroom
- Quiet cul-de-sac
- No chain
- Superb open plan living kitchen

A superbly presented detached house situated in a quiet cul-de-sac.

The property has been extended and remodelled to provide modern living and benefits from gas central heating and UPVC double glazing. It extends to around 1600 ft.<sup>2</sup> and comprises of an entrance porch, entrance hall with a WC, utility room and an office. There is the main living room with a log burning stove and then the main feature of the house being a fantastic open plan living kitchen incorporating a dining area. There's a comprehensive range of kitchen units with a central island and two sets of patio doors allow light and lead out to the rear garden. To the first floor are four bedrooms and a recently fitted bathroom, planning permission has also been granted to extend over the garage to create a master bedroom with ensuite and a dressing room.

Externally to the front is an open plan block paved and pebbled area providing ample parking with planted borders and a garage door gives access to a store. A path runs along the side to access an enclosed lawned garden with patio area, a timber decked seating area and a good sized wooden store.

Nether Poppleton is one of York's most highly regarded villages offering a wide range of shops and facilities including its own railway station, also highly regarded schools being Poppleton Ousebank Primary school and Manor Comprehensive school. An internal viewing is highly recommended and there is no onward chain.



# FLOOR PLANS

**Approx. Gross Internal Floor Area 1608 sq. ft / 149.46 sq. m**  
**Store 52 sq. ft / 4.83 sq. m**  
**Total 1660 sq. ft / 154.29 sq. m**

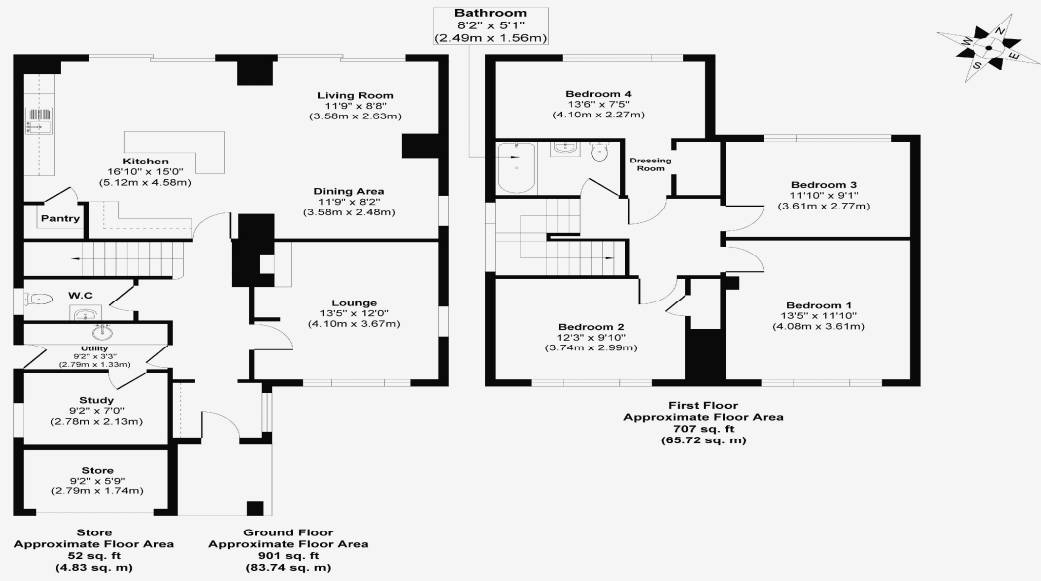


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## Energy performance certificate (EPC)

3 Sandyridge  
Nether Poppleton  
YORK  
YO26 6LU

Energy rating  
**D**

Valid until: 11 April 2036

Certificate number: 2201-6501-1027-6261-3741

Property type: Detached house  
Total floor area: 150 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).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

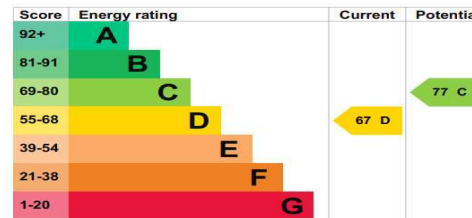
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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