



16 Esk Drive, Great North Way, Nether Poppleton
York, North Yorkshire YO26 6RD

Guide Price £479,950


BISHOPS
PERSONAL AGENTS

Style, charm, quality and outstanding are just a few words that come to mind when looking at this fabulous extended home! Bishops Personal Agents bring to the market a immaculately presented, stylish four bedroom detached family home, with a modern twist, offering the best in suburban living, just to the south/west of York in this very popular location of Nether Poppleton, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools including the catchment of Manor C of E and the Poppleton shops and train station close at hand. This property has been thoughtfully designed and updated creating a fantastic home, with both charming and quality contemporary features throughout. With its fabulous open plan breakfast kitchen with a full range of integrated appliances and marvellous home office in the garden, this property will be popular with a multitude of buyers including families, professional couples and those looking to retire in their forever home. The whole house is superbly presented and a joy to view. Also with the benefit of gas central heating and solar panels. The accommodation comprises; A welcoming porch and hallway with glass windows leading to the principal reception rooms. To the front we find the bay fronted living room with a feature wall mounted contemporary gas fire and alcove cupboards. Then in the heart of the house is a fabulous versatile open-plan, kitchen-living space, the contemporary kitchen featuring a range of modern grey units, with integrated appliances, quartz preparation surfaces, breakfast bar and ample space for a table and chairs. French doors lead out from this flexible living space into the garden. From the kitchen we find a handy utility and a downstairs cloakroom completing the ground floor. From the first-floor landing, are four good-sized bedrooms, the principal, complete with its own quality en-suite and a stylish bathroom. Outside to the front of the house, a garden area and ample off-street parking for two cars, leading to the garage, perfect for a car/cycle enthusiast or as a workshop or gym. A side gate gives access into the rear, where we find a superb garden with an Astro turf lawn, plus a raised decking area, just right for outside entertaining and lots of potential for green fingered buyers to landscape. In addition, we also find a magnificent garden room, currently used as an office and entertainment space, perfect for those with a hobby or wanting a workshop. The location here is superb, and the centre of Poppleton village can be easily reached in just a short walk or drive. Poppleton is a thriving village with numerous local shops, pubs, plus amenities such as a doctor's surgery, very popular local schools and the sports club. There is also the rare bonus of the Poppleton station to take you direct into York, Harrogate and Leeds. Please do arrange to view this excellent property as soon as possible, not to miss out! An early internal inspection is highly recommended to fully appreciate this lovely quality home!

Located in a tucked away position just beyond the outskirts of York. This property is situated in the very popular location of Nether Poppleton, approximately 3.5 miles from York city centre. The village itself has a good range of local amenities including shops, well regarded pubs, doctors and dental surgeries, yet retains a wonderful rural village atmosphere. Poppleton Ousebank Primary School is situated on the Main Street and feeds to the highly respected Manor CE Academy. The village combines the advantages of rural and city living, enjoying good access to the west side of York and into the city centre for a full range of shops and services. There are excellent road links with the York outer ring road leading to the A64, (serving Leeds and the motorway network), local bus services and the Park and Ride situated on A59 with services to York city centre. There is also a railway station in Upper Poppleton within easy walking distance, providing regular trains to York, Harrogate and Leeds, making it a popular location for buyers who travel into the city and across the region for work.



Entrance Hall

Front entrance door and side window leads into the hallway. Stairs to first floor and radiator*. Doors leading to...

Living Room

16' 3" x 13' 4" (4.95m x 4.06m) Into bay Double glazed bay windows to the front aspect with shutters, wall mounted gas fire*, alcove cupboards, under stairs storage, ceiling coving, wall mounted tv point* and radiator*. Doors leading to...

Kitchen/Breakfast Room

20' 5" x 9' 0" (6.22m x 2.74m) Fabulous kitchen with a range of modern grey wall, floor and drawer units with matching quartz worktops over, inset sink with mixer taps and breakfast bar. Integrated appliances include, double electric oven*, gas x 5 hob*, dishwasher* and space for a fridge/freezer*. Double glazed windows to rear aspect, French doors leading to the garden, down lighting and upright radiators*. Door leading to....



Utility room

5' 1" x 4' 10" (1.55m x 1.47m) Fitted with a range of wall and base units with matching worktops over and wall mounted boiler*. Door leading to the garden. Door leading to...

Cloakroom

4' 10" x 3' 10" (1.47m x 1.17m) Double glazed windows to the side aspect with shutters, pedestal wash hand basin with mixer taps, set in a vanity unit, low-level wc and heated rail*.

First Floor Landing

Loft hatch. Doors leading to...

Bedroom 1

13' 5" x 11' 5" (4.09m x 3.48m) Double glazed windows to the front aspect with shutters, built in wardrobes, airing cupboard, tv point* and radiator*. Door leading to...



En-suite

5' 9" x 5' 2" (1.75m x 1.57m) Modern white suite comprising; Walk in shower cubicle with mains shower*, pedestal wash hand basin with mixer taps, set in a vanity unit, low level wc, extractor fan*, double glazed window to front aspect and heated towel rail*.

Bedroom 2

11' 2" x 10' 0" (3.40m x 3.05m) Double glazed windows to the rear aspect with shutters, built in wardrobes and radiator*.

Bedroom 3

13' 7" x 8' 9" (4.14m x 2.66m) Double glazed windows to the front and side aspects with shutters, built in wardrobes and radiator*.

Bedroom 4

8' 9" x 8' 8" (2.66m x 2.64m) Double glazed windows to the rear aspect with shutters and radiator*.



Bathroom

6' 10" x 6' 2" (2.08m x 1.88m)

Modern white suite comprising; Bath with mixer taps and mains shower over, pedestal wash hand basin with mixer taps, set in a vanity unit, low level wc, extractor fan*, double glazed window to rear aspect and heated towel rail*.

Garage

17' 11" x 8' 9" (5.46m x 2.66m)

Integral garage with an up and over door, plumbing for a washing machine, space for a dryer, power and lighting*.

Outside

Outside to the front of the house, a garden area and ample off-street parking for two cars, leading to the garage, perfect for a car/cycle enthusiast or as a workshop or gym. A side gate gives access into the rear, where we find a superb garden with an Astro turf lawn, plus a raised decking area, just right for outside entertaining and lots of potential for green fingered buyers to landscape. In addition, we also find a magnificent garden room, currently used as an office and entertainment space, perfect for those with a hobby or wanting a workshop.

Garden Studio

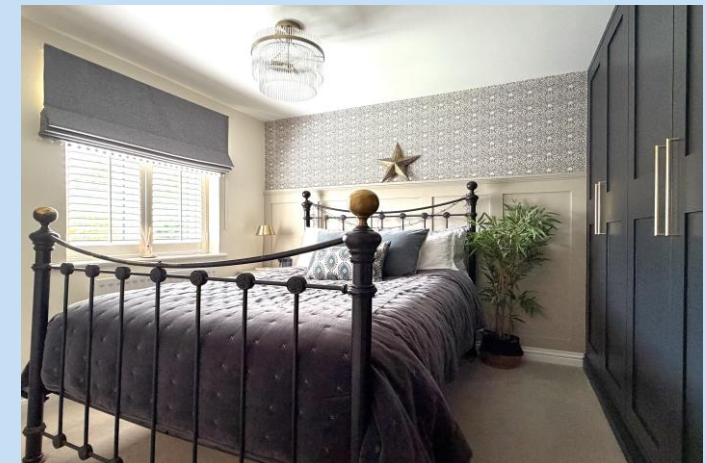
26' 0" x 8' 4" (7.92m x 2.54m)

Fabulous garden studio with a bar, down lighting, double glazed windows and bi folding doors facing the garden.

Agents Note

EPC Rating TBA. Council tax band E.

Broadband supplier: Virgin Media. Broadband speed: Standard speed. Water supplier: Yorkshire Water. Gas supplier: Octopus Energy. Electricity supplier: Octopus Energy.





[Find an energy certificate \(/\)](#)

English | [Cymraeg](#)

Energy performance certificate (EPC)

16 Esk Drive
Nether Poppleton
YORK
YO26 6RD

Energy rating

B

Valid until:

9 June 2036

Certificate number:

0340-2258-1660-2306-0335

Property type

Detached house

Total floor area

102 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 B. It has the potential to be B.

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

Bishops Personal Agents

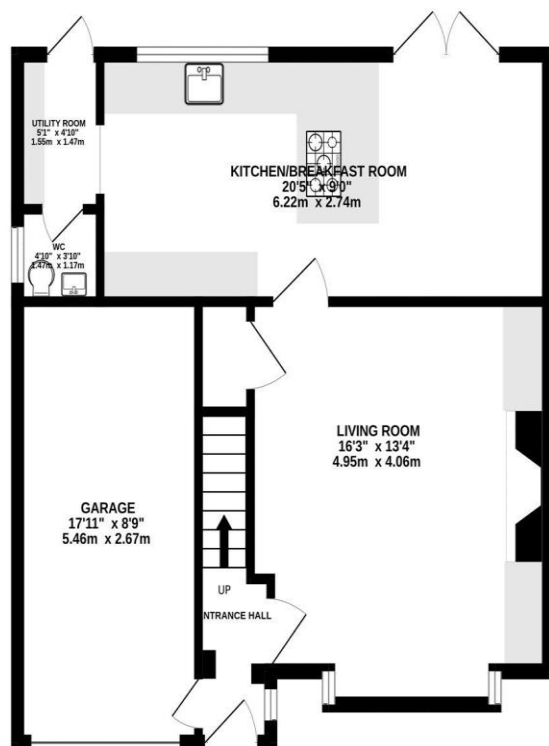
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

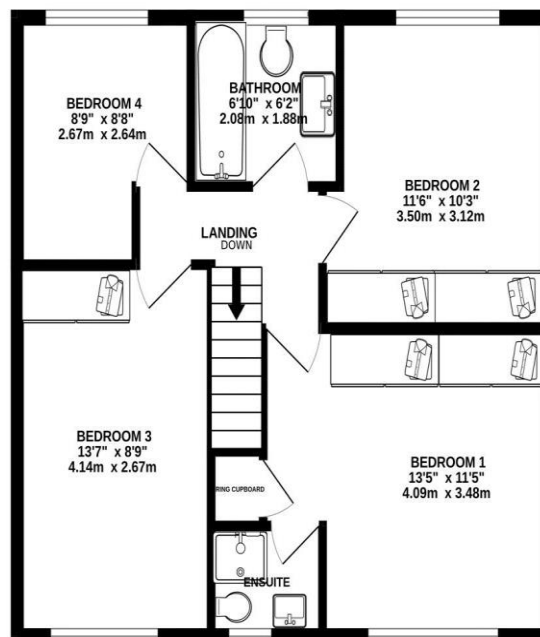
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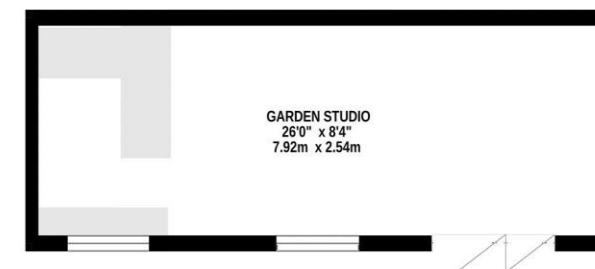
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 or efficiency can be given.
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DISCLAIMER

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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.