



Nursery Road, Nether Poppleton, York, YO26 6NN

POPULAR LOCATION | FOUR BEDROOMS | SEPERATE STUDY | GARDEN | DRIVEWAY | UTILITY ROOM | EPC RATING - C

Asking Price: £415,000



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DESCRIPTION

This semi-detached property has been extended to create a fabulous four bedroom family home. The property is accessed via an entrance porch that leads through to an inner hallway with under stairs storage cupboard. The sitting room has a large window to the front elevation filling the room with natural light and there is a feature fireplace creating a focal point to the room.

Double doors from the sitting room lead through to a second reception room, currently used as a study that has patio doors out to the rear garden. The kitchen diner is located to the rear of the property, the kitchen area has a range of base and wall units, integrated electric oven and hob with extractor fan above. The kitchen then leads on to the dining room which offers plenty of space for a table and chairs and has a door leading out to the rear garden.

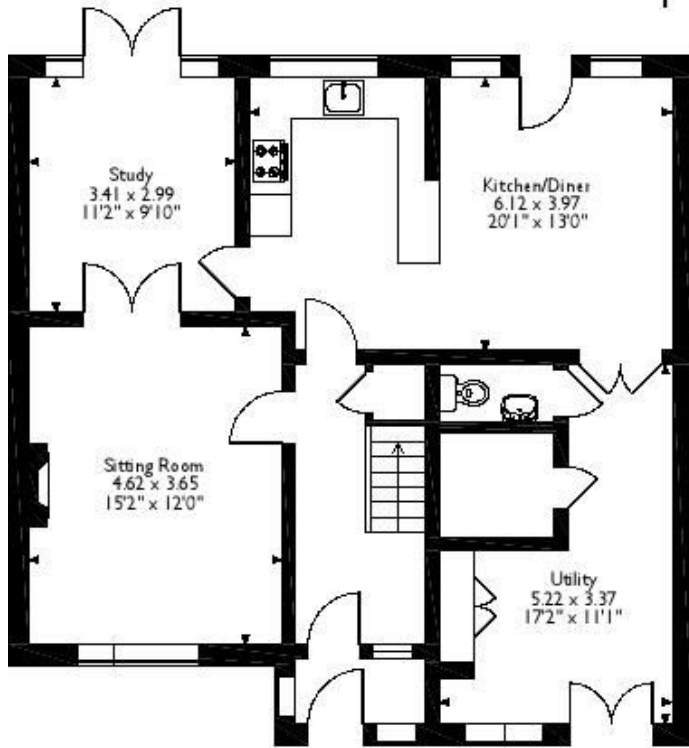
The ground floor is completed by the good sized utility room which houses the downstairs W.C as well as a large storage cupboard. To the first floor you find four bedrooms, the master of which has an ensuite bathroom with white suite and separate shower cubicle, the fourth bedroom has a large walk-in cupboard. The family bathroom has a white suite with electric shower over the bath.

The attic is accessed from the landing with a pull down loft ladder. The attic has been fully boarded out and although not officially a room offers plenty of space for a range of uses. Externally the property has a driveway to the front offering off street parking for multiple vehicles as well as a front garden that is mainly laid to lawn. To the rear of the property is an enclosed garden with hedge borders, a patio area and large lawn. Viewing is highly recommended to truly appreciate this property.

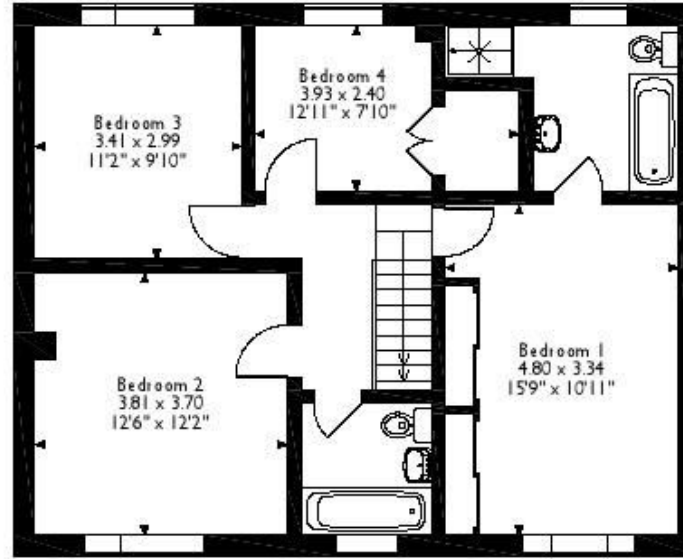




32 Nursery Road, Nether Poppleton, York
 Approximate Gross Internal Area
 152 Sq M/1635 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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OPENING HOURS

9am - 5.30pm Monday to Friday and Saturday

9am - 3.30pm & Sunday 11am - 2pm

