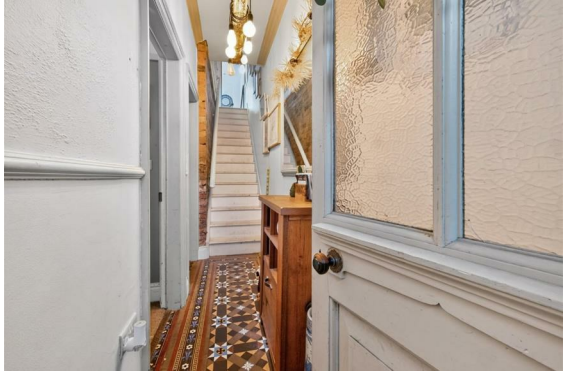








Poppleton Road, , York, YO26 4UN

- Three Bedroom Period Terrace
- Two Reception Rooms
- Bathroom And En-Suite
- Beautifully Presented Throughout
- Separate Home Office
- Council Tax Band - B

HUNTERS®
HERE TO GET *you* THERE

£325,000

Poppleton Road, , York, YO26 4UN

DESCRIPTION

A beautifully presented three bedroom period terraced house, offering spacious and versatile accommodation arranged over three floors. Situated on the popular Poppleton Road, the property is ideally located for a range of local amenities, with excellent access to York city centre, the railway station and the outer ring road.

The accommodation begins with an entrance porch and hallway leading to a spacious living room, featuring high ceilings and an attractive fireplace. A separate dining room provides an excellent space for entertaining, with French doors opening onto the rear courtyard. To the rear of the property is a stylish fitted kitchen, offering a range of contemporary units, worktop space and a breakfast bar.

To the first floor are two bedrooms, including a generous principal bedroom with an en-suite shower room, alongside a separate family bathroom. A further staircase leads to the second floor, where there is a spacious third bedroom and a separate home office, ideal for those working from home or requiring additional flexible space.

Externally, the property benefits from an enclosed rear courtyard, providing an attractive outdoor space with room for seating and entertaining. The location is particularly convenient, with a variety of shops, cafés and everyday amenities nearby, along with good transport links and easy access to York railway station.







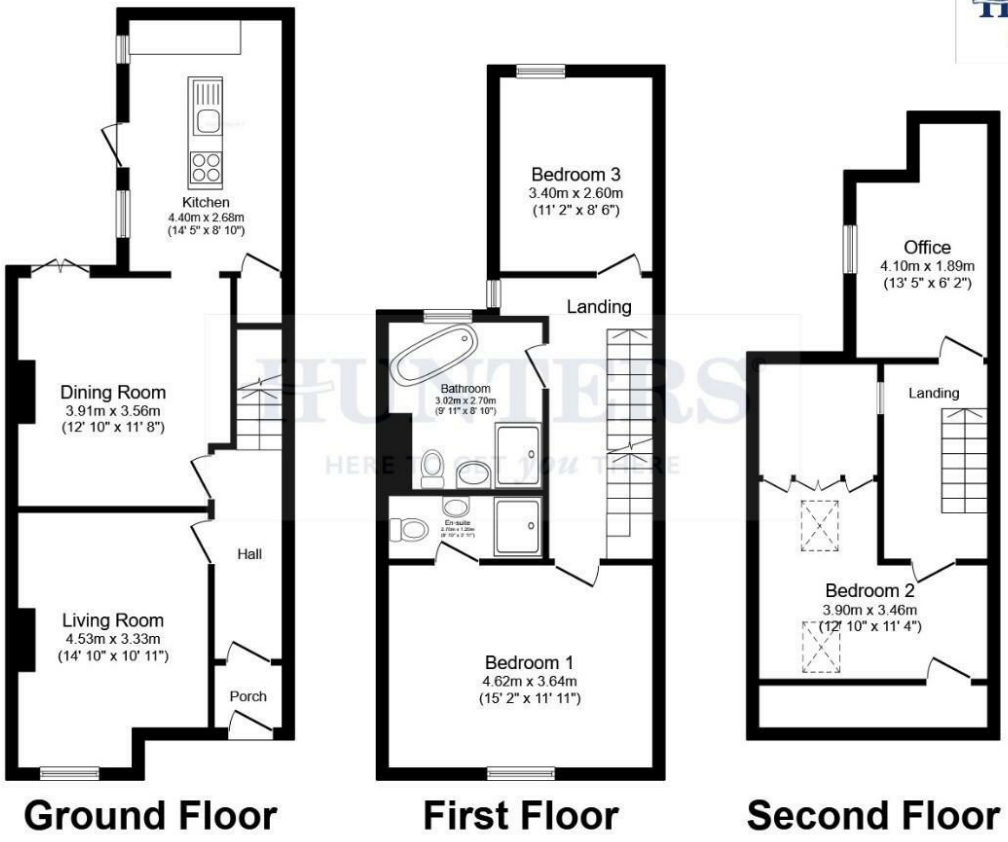



NO RIFF RAFF









Total floor area 124.2 m² (1,337 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

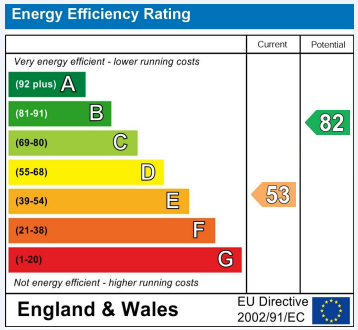
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com https://www.hunters.com