

## Severn Green, Nether Poppleton, York, YO26 6RE

- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- TWO BEDROOMS
- COUNCIL TAX BAND C
- WELL PRESENTED
- GARDEN
- EPC RATING C

Price £240,000

**HUNTERS®**

HERE TO GET *you* THERE

# Severn Green, Nether Poppleton, York, YO26 6RE - Price £240,000

## DESCRIPTION

A beautifully presented, two bedroom townhouse in the hugely popular Nether Poppleton, close to York's outer ring road.

Upon entering the property you have an entrance porch which leads through to the living room. The living room has a large window to the front elevation and a useful understairs storage cupboard.

Beyond the living room you have the modern kitchen with its range of base and wall units, integrated oven with hob and extractor above. There is also space and plumbing for free standing appliances. double doors from the kitchen lead to the rear garden.

To the first floor you have two double bedrooms, one with built in wardrobes. The internal accommodation is completed by the family bathroom which comprises a modern suite with sink and W.C and built in vanity unit, there is also a bath with shower over, a further wall unit and heated towel rail.

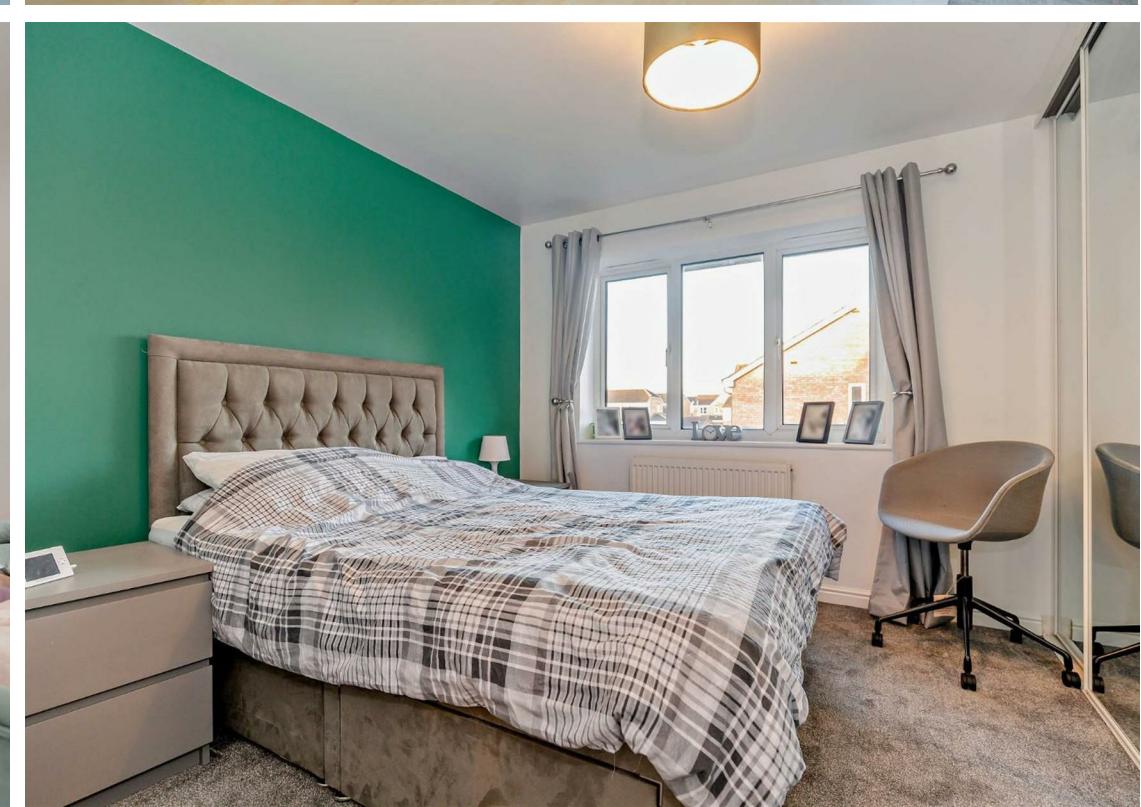
Externally the property has an enclosed rear garden, largely laid to lawn with a gate providing access to the parking beyond.

Severn Green is part of a modern development providing excellent access to York's outer ring road. Clifton Moor retail park is a short drive away and there are various other local amenities.

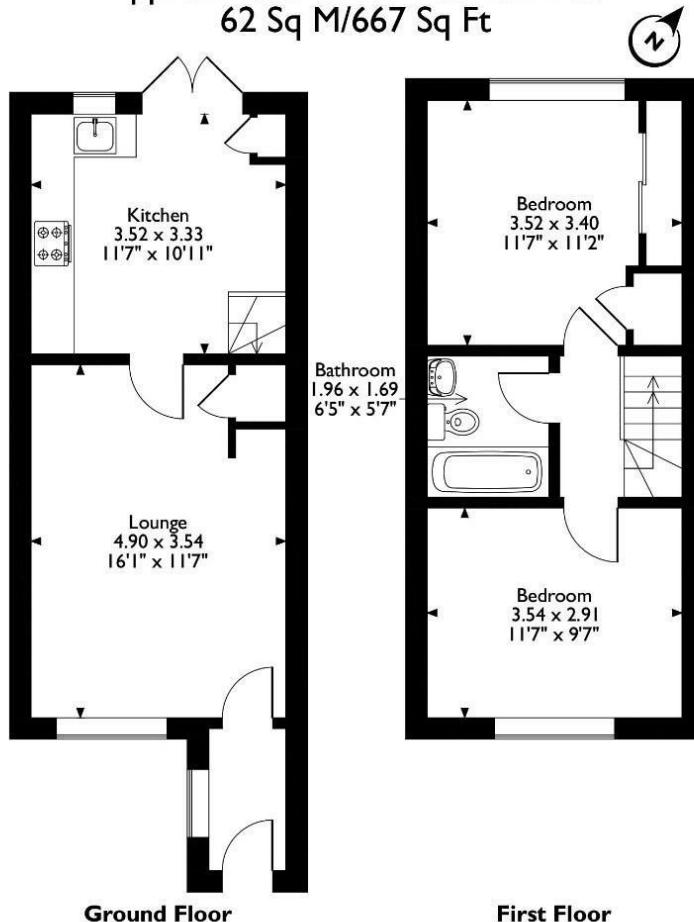
Viewing of this property is highly recommended to truly appreciate all that it has to offer.

This is a freehold property. Council Tax Band C.





51 Severn Green Nether Poppleton, York  
 Approximate Gross Internal Area  
 62 Sq M/667 Sq Ft



Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
 Tel: 01904 621026 Email:  
[york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>



**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 plus)	<b>A</b>		86
(81-91)	<b>B</b>		72
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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