

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Substantial Detached Bungalow
- Four Generous Double Bedrooms
- Stunning Open Plan Living Space
- Sought After Upper Poppleton Location
- Generous Plot With Gardens
- Bespoke Kitchen And Utility Room
- Bifold Doors Creating Seamless Living
- Luxurious Boutique Style Bathroom
- Driveway Parking For Multiple Vehicles
- EPC C

Freehold  
Council Tax Band - D

# Beech Way Upper Poppleton, YO26 6JD



Beech Way  
Upper Poppleton, York  
YO26 6JD

£650,000



A fantastic opportunity to acquire a substantial four-bedroom detached bungalow in the highly sought-after village of Upper Poppleton. This wonderful home sits proudly on a generous plot, boasting beautifully maintained front and rear gardens, and offers an exceptional sense of space, privacy and modern living. Upper Poppleton, located to the west of York, provides a wealth of local amenities including a GP surgery, shops and welcoming pubs, whilst offering excellent commuter links for swift access into York city centre.

Upon entering the property, the high standard of finish, natural light and versatile layout are immediately apparent. At the heart of the home is a stunning open-plan kitchen, living and dining space, where large windows and bifold doors flood the room with light and create a seamless connection to the garden. The bespoke kitchen features sleek base units, solid worktops and a refined finish, perfectly suited for both everyday living and entertaining. A separate utility room sits just off the kitchen, providing additional storage and direct access to the rear garden. The living area, positioned to the rear, is both spacious and inviting, complete with bifold doors and a log-burning stove, creating the perfect balance of contemporary style and cosy comfort. Wooden flooring runs throughout this impressive space, enhancing the sense of warmth and continuity.

From the entrance hall, there is a convenient WC and two generously sized double bedrooms on the ground floor, both enjoying dual aspect windows that allow light to pour in.

