



Linton Road Nether Poppleton, York YO26 6LT

£475,000

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We are delighted to offer for sale this well proportioned three bedroom detached bungalow, set on a generous wrap around plot in the ever popular village of Nether Poppleton, to the north west of York.

The property has been owned by the same family for over twenty years and has been carefully maintained during that time, with the installation of a modern fitted kitchen, an updated bathroom suite, replacement uPVC windows and the addition of a paved driveway. Offering an excellent opportunity for a purchaser to personalise the accommodation to their own requirements.

The accommodation is arranged around a central entrance hallway with useful built in storage. To the front of the property are three well proportioned bedrooms, all enjoying pleasant outlooks. The four piece family bathroom is fitted with both a separate shower enclosure and a bath. Beyond this, the bungalow opens into a modern fitted kitchen, with a separate dining room providing an ideal space for everyday meals and entertaining. Sliding doors lead from the dining room into a rear snug, which enjoys views over the garden. There is also a separate living room featuring a character fireplace, creating a comfortable and welcoming main reception space.

Externally, the property occupies a generous plot with gardens to all four sides, offering a good degree of privacy. The rear garden enjoys a desirable south west facing aspect and provides an excellent space for outdoor dining and relaxation. To the front, a paved driveway offers off street parking and leads to a garage.

Linton Road is a quiet and established residential street within easy reach of Poppleton village amenities, local shops, schools, countryside walks and excellent transport links, including the railway station and straightforward access to York city centre.

An increasingly rare opportunity to acquire a detached bungalow in this sought after location. Early viewing is strongly recommended.



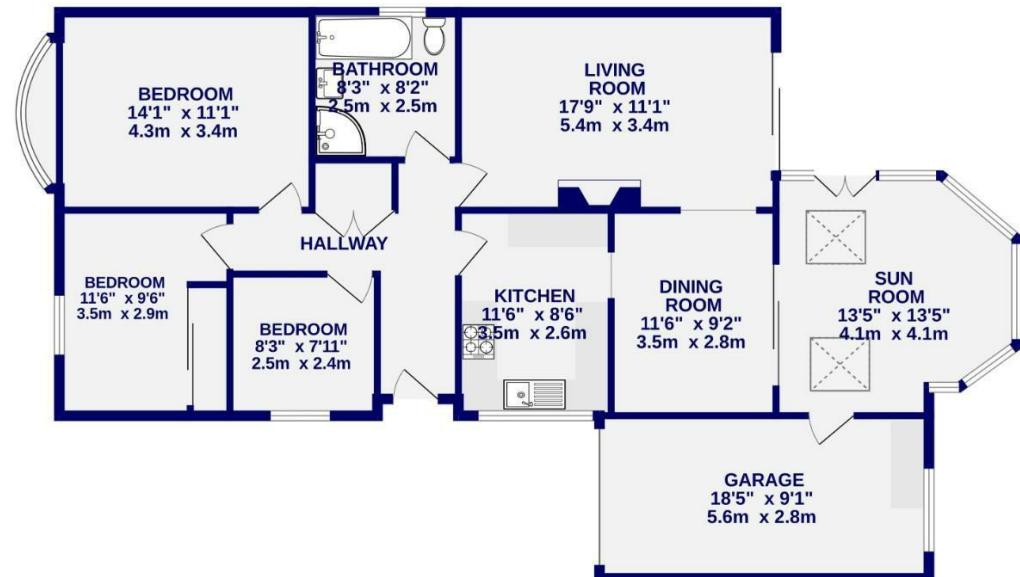


Linton Road
Nether Poppleton, York
YO26 6LT

Freehold Council Tax Band - E

- Detached Bungalow
- Driveway and Garage
- South West Facing Garden
- Three Bedrooms
- Popular Village Location
- Three Reception Rooms
- EPC TBC

GROUND FLOOR
1231 sq.ft. (114.4 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and any other features are approximate. If required, a detailed floor plan of garages/stores will form part of the overall floor plan. No responsibility is taken for any error, omission or misdescription. 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.

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.