

These particular images have been prepared as accurately as possible and should 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 or fact 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 Ashlons 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

- Freehold
Council Tax Band - D

Beech Way
Upper Poppleton,
YO26 6JD



Beech Way
Upper Poppleton, York
YO26 6JD

£650,000

4 1

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.

