



10 Calder Avenue, Nether Poppleton
York, North Yorkshire YO26 6RG

Guide Price £425,000


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PERSONAL AGENTS

Bishops Personal Agents bring to the market a fabulous four bedroom detached family home, offering the best in suburban living, located in the corner of a quiet cul-de-sac, just to the south/west of York in this very popular location of Nether Poppleton and well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools including the catchment of Manor C of E and the Poppleton shops and train station close at hand. This property will appeal to professional couples, commuters, families and those looking to retire. Also with the benefit of gas central heating and double glazing, the property in brief comprises; Entrance hallway, spacious open plan living with a bay fronted living room, opening to the dining area, then on into the modern fitted kitchen with a range of units and integrated appliances. The dining room also leads to the conservatory, plus a handy utility and downstairs cloakroom completes the ground floor. From the first floor landing there are four bedrooms and a family bathroom. Outside we find ample off street parking to the front of the house and to the rear, via a side passage are gardens with a paved patio area, perfect for outside entertaining. In addition, there is also a garden sheds and a pagoda. The location here is superb, and the centre of Poppleton village can be easily reached in just a short walk or drive. Poppleton is a thriving village with numerous local shops, pubs, plus amenities such as a doctor's surgery, very popular local schools and the sports club. There is also the rare bonus of the Poppleton station to take you direct into York, Harrogate and Leeds. An early viewing comes highly recommended not to miss out on this superb modern home.

Located in a tucked away position just beyond the outskirts of York. This property is situated in the very popular location of Nether Poppleton, approximately 3.5 miles from York city centre. The village itself has a good range of local amenities including shops, well regarded pubs, doctors and dental surgeries, yet retains a wonderful rural village atmosphere. Poppleton Ousebank Primary School is situated on the Main Street and feeds to the highly respected Manor CE Academy. The village combines the advantages of rural and city living, enjoying good access to the west side of York and into the city centre for a full range of shops and services. There are excellent road links with the York outer ring road leading to the A64, (serving Leeds and the motorway network), local bus services and the Park and Ride situated on A59 with services to York city centre. There is also a railway station in Upper Poppleton within easy walking distance, providing regular trains to York, Harrogate and Leeds, making it a popular location for buyers who travel into the city and across the region for work.



Entrance

Front entrance door and radiator*. Stairs to the first floor. Door leading to...

Living Room

16' 6" x 12' 7" (5.03m x 3.83m) Into bay
Double glazed bay windows to front aspect, ceiling coving, tv and telephone points* and radiator*. Opening to...

Dining Room

22' 1" x 9' 11" (6.73m x 3.02m)
Double glazed French doors to rear aspect, ample space for a table and chairs, under-stairs storage and radiator*. Doors leading to...

Conservatory

12' 1" x 11' 4" (3.68m x 3.45m)
Double glazed conservatory with French doors leading to the garden.

Utility room

10' 9" x 6' 1" (3.27m x 1.85m)
Handy utility with plumbing for a washing machine, space for a dryer, double glazed window to rear aspect and door to the side. Door leading to...



Cloakroom

4' 7" x 3' 2" (1.40m x 0.96m)
Downstairs cloakroom with low level wc, wash hand basin with mixer tap, double glazed window to side aspect and heated rail*.

Kitchen

17' 5" x 8' 10" (5.30m x 2.69m)
The kitchen is fitted with a range of base and wall mounted units with matching work preparation surfaces over, sink with drainer and mixer taps, electric cooker* and microwave grill*, 5 x gas hob with extractor hood* over, integral dishwasher*, fridge* and and freezer*, double glazed windows to front aspect and radiator*.

First Floor Landing

Airing cupboard. Doors leading to...

Bedroom 1

12' 10" x 11' 9" (3.91m x 3.58m)
Double glazed windows to front aspect, built in cupboards and radiator*. Door leading to...



En-suite

7' 11" x 3' 10" (2.41m x 1.17m)
White suite comprising; Shower cubical with mains shower over*, pedestal wash hand basin, low level wc, double glazed window to side aspect and radiator*.

Bedroom 2

10' 9" x 9' 3" (3.27m x 2.82m)
Double glazed windows to front aspect, alcove cupboard and radiator*.

Bedroom 3

9' 3" x 8' 8" (2.82m x 2.64m)
Double glazed windows to rear aspect and radiator*.

Bedroom 4

9' 0" x 8' 8" (2.74m x 2.64m)
Double glazed windows to rear aspect, built in cupboard and radiator*.



Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

White suite comprising: Bath with mixer taps and mains shower over*, pedestal wash hand basin with mixer taps, set in a vanity unit, low level wc, double glazed window to rear aspect, extractor fan* and radiator*.

Outside

To the front of the property is a driveway, providing ample off street parking for two cars. A low maintenance area to the front and side gated access. To the rear of the house is a fenced garden laid to lawn with shrub borders. There is also a paved patio area, perfect for outside entertaining, pagola sitting and a shed with power and lighting.

Agents Note

EPC Rating D. Council tax band E

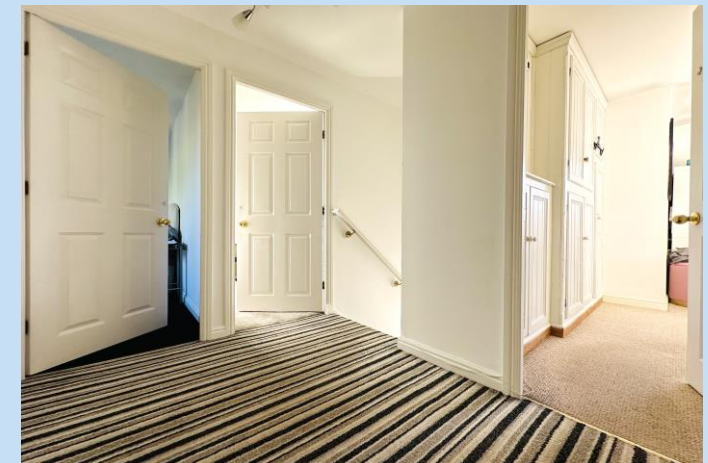
Broadband supplier: Sky

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Utility Warehouse.

Electricity supplier: Utility Warehouse.



Energy performance certificate (EPC)

10 Calder Avenue
Nether Poppleton
YORK
YO26 6RG

Energy rating

D

Valid until: **22 January 2033**

Certificate number: **6527-5529-6400-0167-7226**

Property type

Detached house

Total floor area

125 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).



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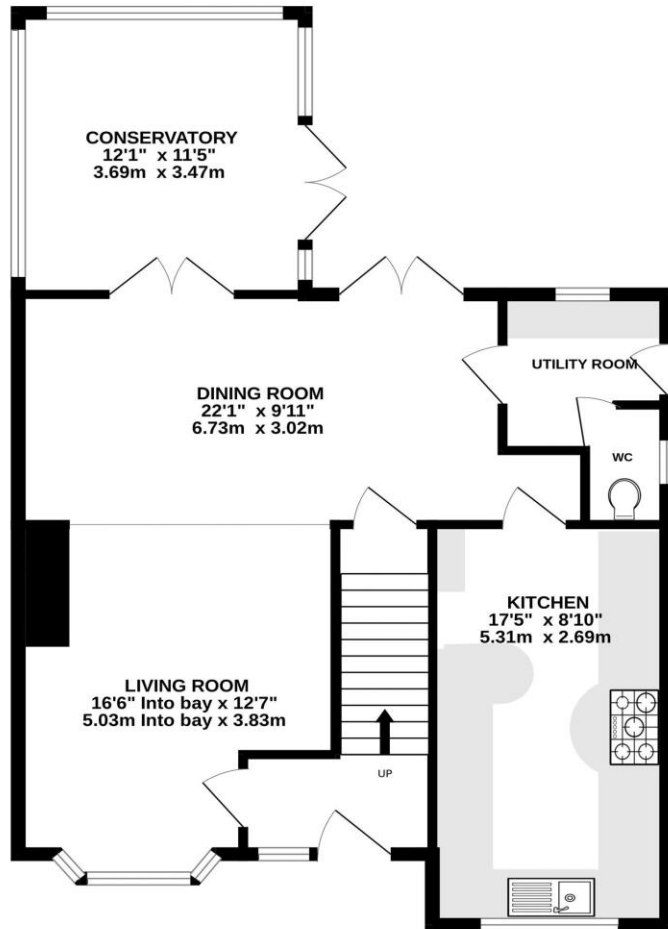
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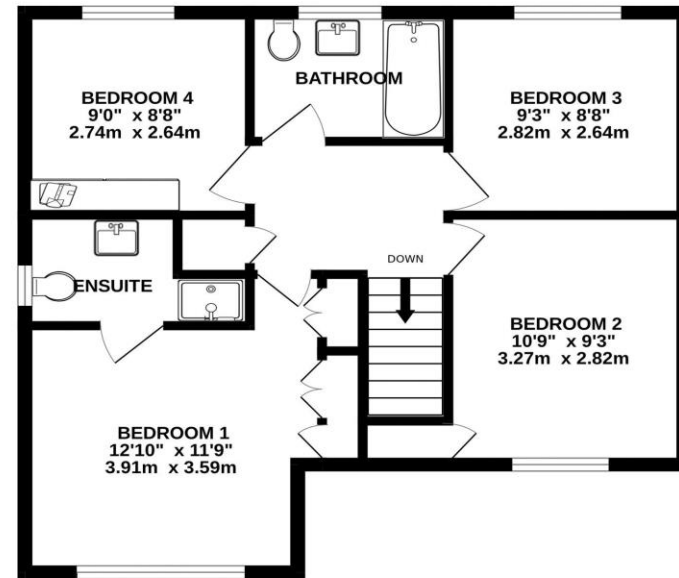
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GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 or efficiency can be given.
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DISCLAIMER

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