







FOR SALE
Churchills
01904 646611
churchillsestateagents.co.uk

9a Poplar Street
York, YO26 4SF
£230,000

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NO ONWARD CHAIN! A STUNNING NEWLY BUILT DETACHED HOUSE SET IN THIS POPULAR LOCATION WITHIN EASY REACH OF THE RAILWAY STATION AND THE CITY CENTRE. This bespoke property has been finished to a high standard with quality internal fittings throughout, has the benefit of gas central heating and triple glazing and comprises entrance dining hall, cloaks/w.c, living room/bedroom 2, fabulous open plan living kitchen with quality fitted kitchen and french door to rear, landing, bedroom and luxury bathroom/w.c. Front blocked paved driveway with car charging point and modern slatted fencing. Low maintenance rear garden with large timber shed. An internal viewing is strongly recommended.

Entrance Hall

Cloaks/WC

Lounge

11'2" x 8'0" (3.42m x 2.44m)

Living Kitchen

18'6" x 11'2" (5.66m x 3.42m)

First Floor

Bedroom

11'2" x 10'2" (3.42m x 3.10m)

Bathroom

8'0" x 6'2" (2.46m x 1.89m)

Loft Roof Space

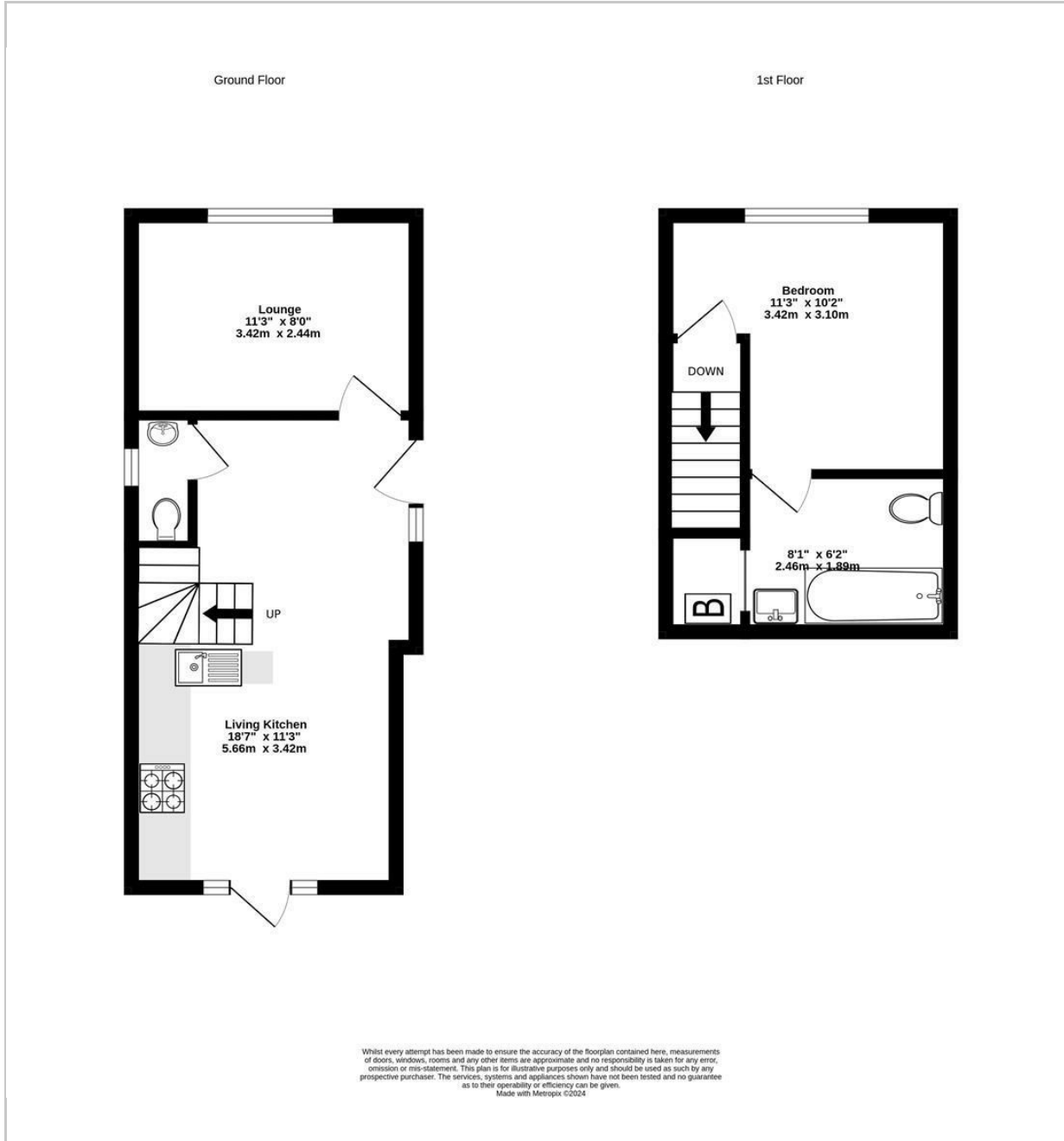
Rear Garden

In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a family member of a member of staff at Churchills Estate Agents.

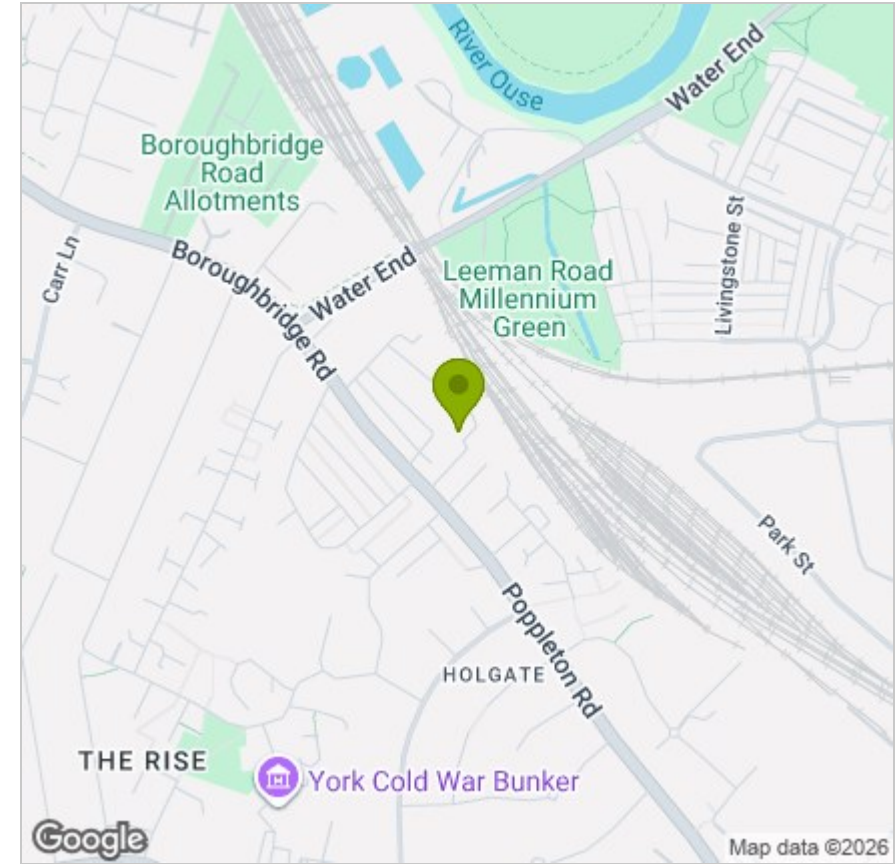




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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