



16 Foss Walk Nether Poppleton
York, YO26 6RF

Guide Price £275,000



A SUPERB 3 BEDROOM MODERN PROPERTY WITH GARAGE AND GOOD SIZED GARDENS SET IN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR POPULAR LOCAL SCHOOLS AND AMENITIES AND WITH EASY ACCESS TO THE BY PASS AND INTO THE CITY CENTRE. The property has recently been upgraded to provide bright and tastefully presented living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, lounge, dining kitchen, landing, master bedroom with en-suite shower room, 2 further double bedrooms and a family bathroom. To the outside is a front garden with driveway and integral brick garage whilst to the rear is a good sized lawned rear garden. An internal viewing is recommended.

Hall

Lounge

14'0" x 12'8" (4.27m x 3.87m)



Dining Kitchen

16'2" x 9'11" (4.94m x 3.04m)



Landing

Bedroom 1

12'9" x 9'10" (3.89m x 3.0m)

En-Suite

9'10" x 3'6" (3.0m x 1.07m)

Bedroom 2

9'11" x 8'2" (3.04m x 2.49m)

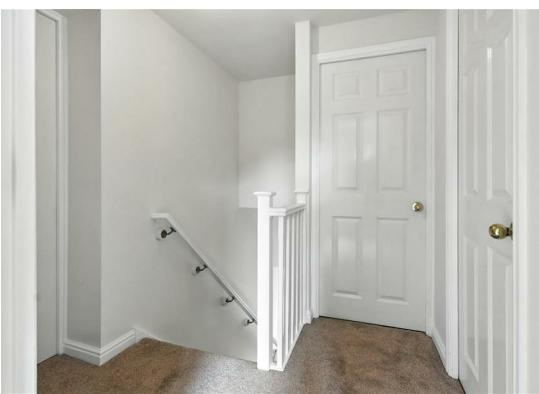
Bedroom 3

8'0" x 6'11" (2.45m x 2.11m)

Bathroom

7'0" x 4'9" (2.14m x 1.46m)

Rear Garden

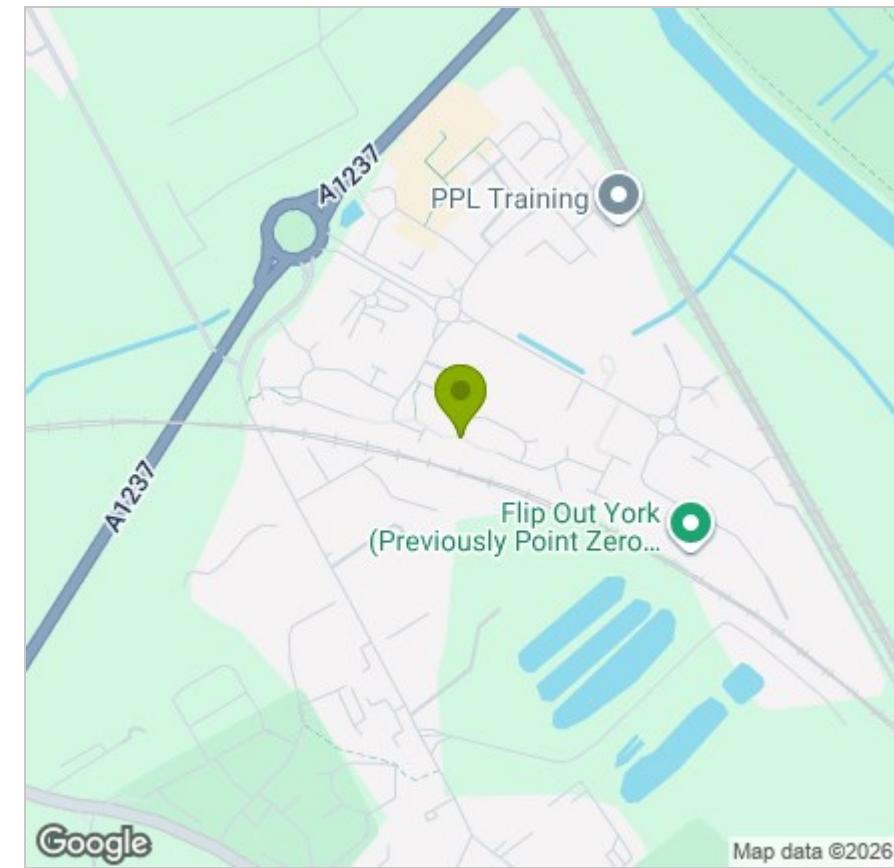




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	65
(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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