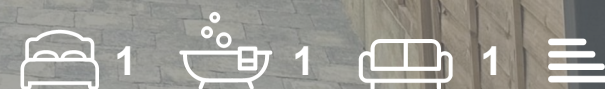




9a Poplar Street
York, YO26 4SF
£220,000



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

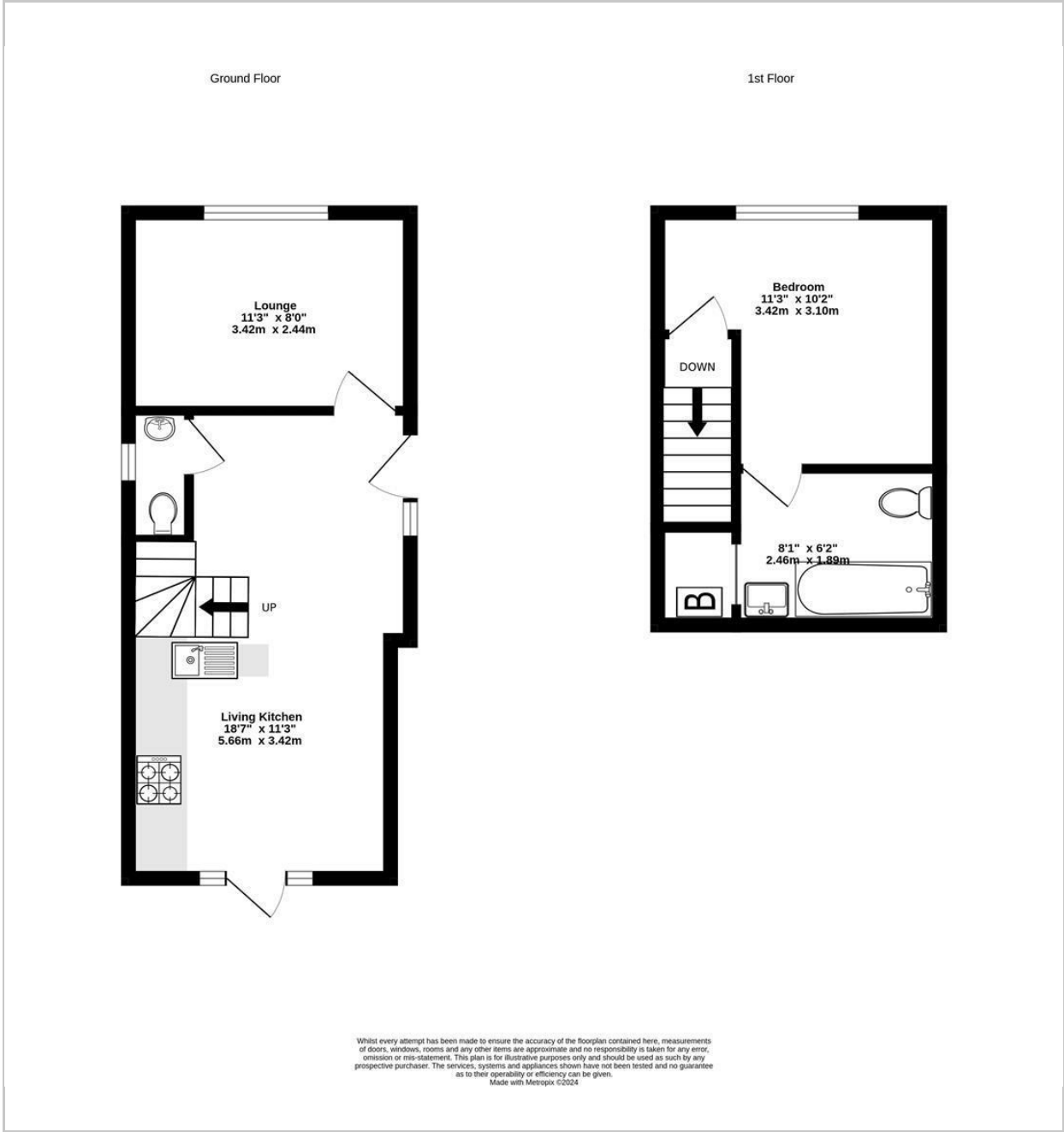
Rear Garden

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.

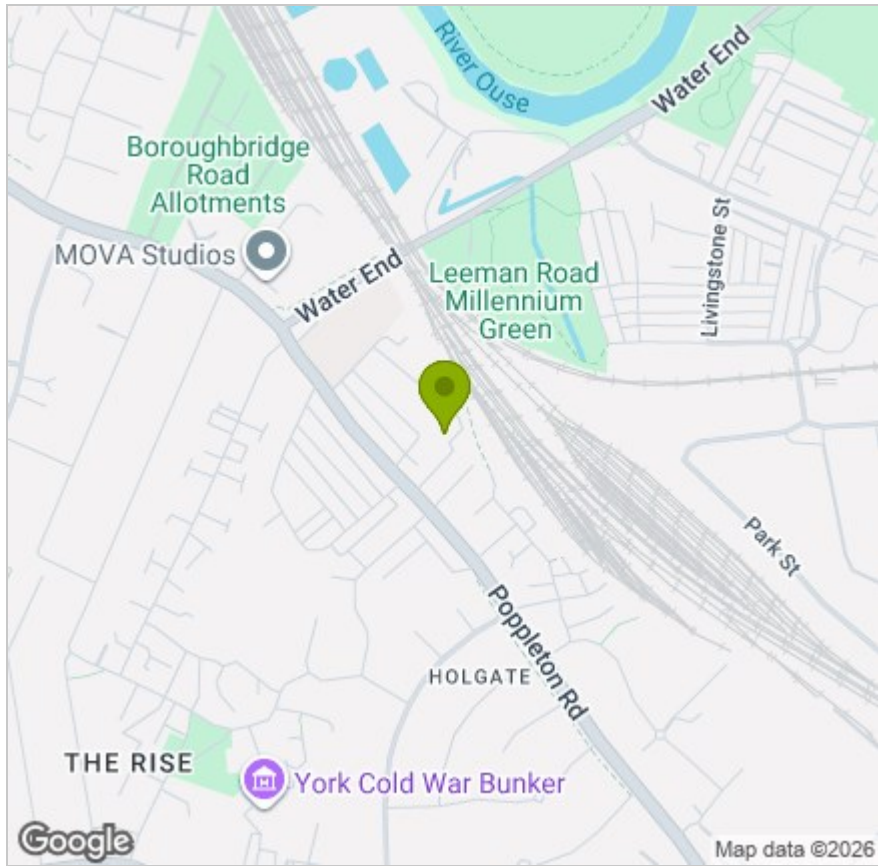




FLOOR PLAN



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.