

STATION ROAD, UPPER POPPLETON, YORK YO26

£1,600 pcm

4 bedroom detached house to let

LINLEY &
SIMPSON



- **Detached House**
- **Gardens to Front & Rear**
- **Unfurnished**
- **Four bedrooms**
- **Popular Location**
- **Available Mid-February**

Linley & Simpson are pleased to offer to the rental market is this BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME set in the highly sought after location of UPPER POPPLETON within the catchment for Poppleton Ousebank Primary School & Manor COE Academy. EXCELLENT ACCESS ONTO THE OUTER RINGROAD, LOCAL TRAIN STATION, PARK & RIDE AND A59. The accommodation is UNFURNISHED and comprises; Entrance hall, W.C, living room with GAS FIRE, Dining Room, Bi-folding doors leading to Sun Room with PATIO DOORS TO THE GARDEN, Dining kitchen with a range of wall and base units, granite worktops, range style cooker, integrated dishwasher & fridge, Utility room with sink, freezer and washing machine. To the first floor there are THREE BEDROOMS (master and second bedroom with fitted wardrobes. FAMILY BATHROOM with bath, shower, wash hand basin and WC . To the second floor a further double bedroom and en-suite shower room with WC. The property also benefits double glazing and gas central heating.

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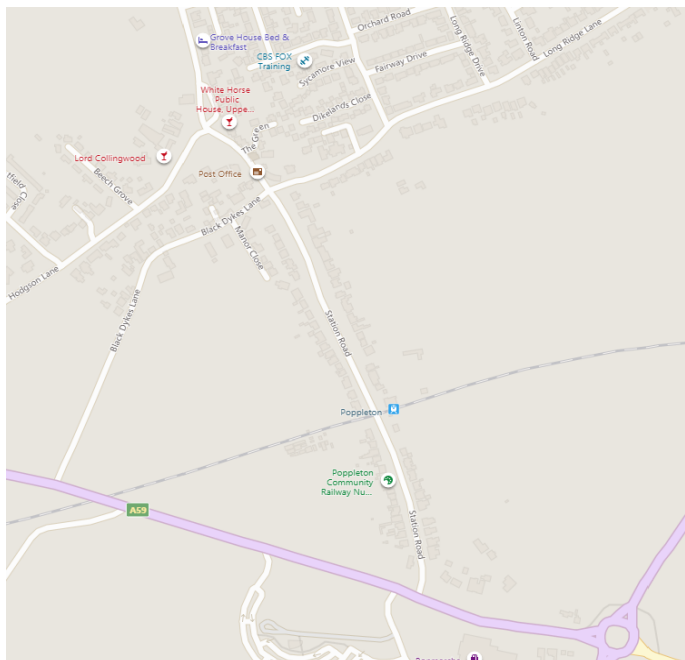
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Fees and Terms: For full details see www.coalters.com/TenantsTermsandConditions.pdf
 Local Authority: City of York Council
 Council Tax: Band F - £2,297.25 per year (York 2018/19)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) 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		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
70	73	67	69
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The overall efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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www.linleyandsimpson.co.uk

Monday - Thursday
 8:30am to 6:00pm
Friday
 8:30am to 5:00pm
Saturday
 9:00am to 4:00pm



We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.