



**LONG RIDGE LANE, UPPER POPPLETON**  
£995,000

**Carter Jonas**

# LONG RIDGE LANE, UPPER POPPLETON, YO26 6HA

Nestled in the desirable commuter village of Upper Poppleton, this recently built 4/5 bedroom detached home offers the perfect blend of modern luxury and energy efficiency. Boasting an air source heat pump and underfloor heating on the ground floor, this high-specification property has been further upgraded by the current owners to provide spacious and comfortable living spaces ideal for growing families.

Upon entering, you're greeted by a large hallway that leads to the well-appointed ground floor, comprising a cloakroom/WC, a living room, a study, and the true centrepiece - a fabulous open-plan living kitchen with a sitting/dining area. The high-quality kitchen features a centre island and integrated appliances, while the adjoining utility room adds convenience to daily living.

Upstairs, the spacious landing guides you to the luxurious master bedroom suite, complete with an en-suite shower room/WC. Three additional double bedrooms offer ample space for family or guests, complemented by a family bathroom/WC with a freestanding bath and separate shower.

Outside, the property boasts a good-sized garden to the side, perfect for entertaining or relaxation. A driveway provides parking for three vehicles and leads to a detached brick garage, ensuring secure storage for your vehicles and belongings.

With its exceptional quality, energy-efficient design, prime location, and upgrades implemented by the current owners, this outstanding property presents an opportunity for those seeking modern family living in a sought-after community. An internal viewing is strongly recommended to appreciate the full extent of this remarkable home.

**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

**EPC BAND** B

## STUNNING RECENTLY BUILT FAMILY HOME WITH OWNER UPGRADES IN SOUGHT-AFTER UPPER POPPLETON





Classification L2 - Business Data



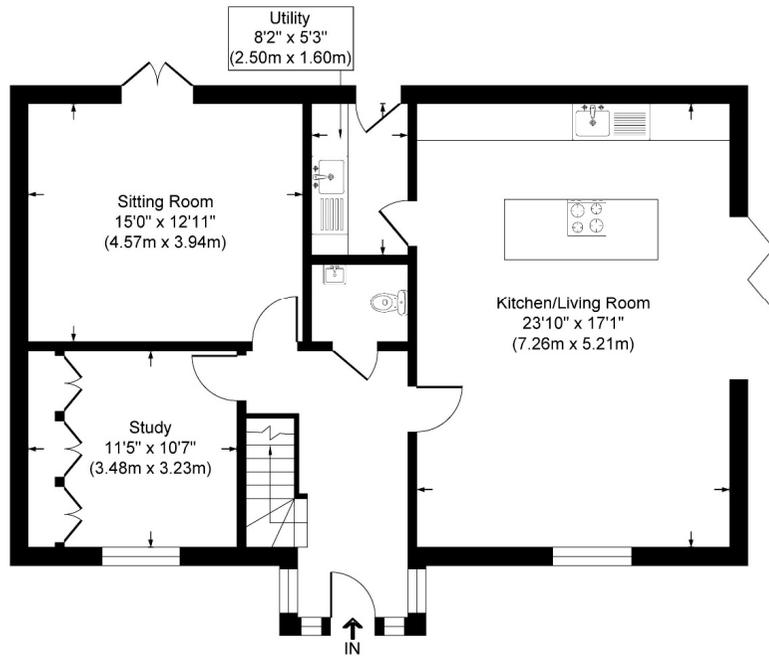
Classification L2 - Business Data

## Long Ridge Lane

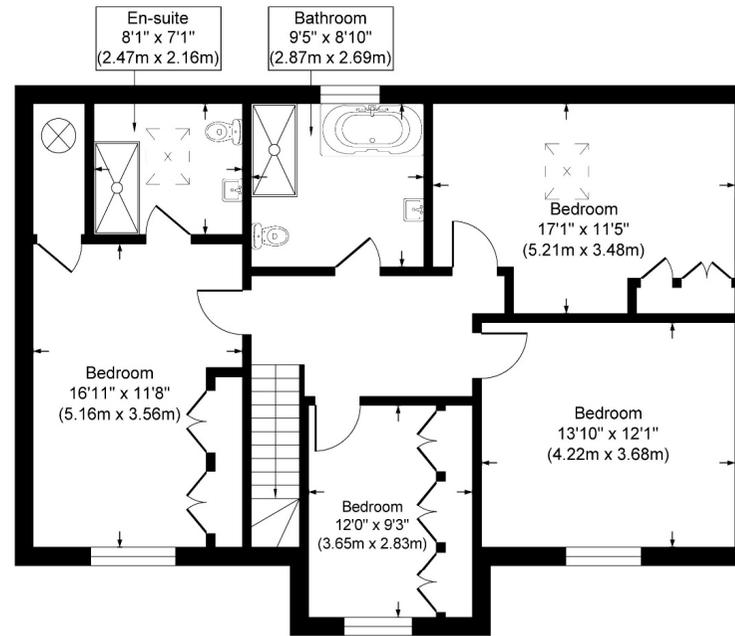
Approximate Gross Internal Floor Area = 192.2 sq m / 2069 sq ft

Ground Floor Area = 96.1 sq m / 1034 sq ft

First Floor Area = 96.1 sq m / 1034 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	81	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
Offices throughout the UK

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data