



Laburnum Cottage, 2, School Lane, Upper Poppleton  
York, North Yorkshire YO26 6JS

Guide Price £499,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale, a fabulous three bedroom detached cottage, situated down a quiet country lane on the fringes of the very popular and sought after village of Upper Poppleton on School Lane. Perfect and for families, professional couples and those looking to retire, also very appealing for those wanting a village location or easy commuting, throughout the region by both car or train. This charming home has been cherished and updated by the current owners, with a lovely quality feel throughout. With its fabulous bespoke fitted kitchen, cosy reception rooms and pretty gardens, will be very popular indeed. The ground floor accommodation in brief, comprises; Entrance hall, with doors leading firstly left into the bay fronted living room with a feature fireplace, then onward in the rear family room, with an impressive roof lantern, basking the room with natural light and French doors leading to the rear garden area. A downstairs shower room can also be found. Then forwards from the hallway, we find a superb open plan living space, with a contemporary kitchen, quartz worktops and integral appliances including a Smeg cooker. This in turn this opens through to the dining room, with views out over the gardens. There is also a cloakroom and rear lobby to complete the ground floor. The stairwell leads to a first-floor landing, from where we find, three well-proportioned bedrooms, the principal with fitted wardrobes and a contemporary bathroom. Externally, to the front are pretty lawned gardens with shrub borders, just right for those who like pottering with flowering plants and ample off street parking on two driveways to either side. Gated side access leads to the rear of the property, where we find a private paved courtyard garden, just right for outside entertaining. To further compliment the garden we find a shed, perfect as a workshop or for extra storage. The location here is superb and the centre of Poppleton village can be reached in just a short walk. Poppleton is a thriving village with numerous local shops, pubs, plus amenities such as a doctor's surgery and very popular local schools including the catchment of Manor C of E and the sports club. There is also the rare bonus of the Poppleton station to take you direct into York, Harrogate and Leeds. Please do arrange to view this excellent property as soon as possible, not to miss out on this lovely home!

**Located in a popular village, just beyond the outskirts of York. This property is situated in the quiet and quaint village of Upper Poppleton, approximately 3.5 miles from York city centre. The village has a good range of local amenities including shops, well regarded pubs, doctors and dental surgeries, yet retains a wonderful rural village atmosphere. Poppleton Ousebank Primary School is situated on the Main Street and feeds to the highly respected Manor CE Academy. The village combines the advantages of rural and city living, enjoying good access to the west side of York and into the city centre for a full range of shops and services. There are excellent road links with the York outer ring road leading to the A64, (serving Leeds and the motorway network), local bus services and the Park and Ride situated on A59 with services to York city centre. There is also a railway station in Upper Poppleton within easy walking distance, providing regular trains to York, Harrogate and Leeds, making it a popular location for buyers who travel into the city and across the region for work.**



### Entrance Hall

Front entrance door to the hallway, understairs space, down lighting and radiator\*. Stairs to the first floor. Doors leading to...

### Living Room

18' 0" x 11' 1" (5.48m x 3.38m) Into Bay Double glazed bay windows to front aspect, feature fireplace with inset gas fire\*, ceiling coving, tv point\* and radiators\*. Door leading to...

### Family Room

15' 11" x 15' 1" (4.85m x 4.59m) Double glazed French doors and windows to rear and side aspects, sky lantern, built in cupboards, down lighting and radiators\*.

### Shower Room

7' 10" x 3' 3" (2.39m x 0.99m) Modern suite in white comprising; Shower cubicle with mains shower\*, wash hand basin set in a vanity unit with mixer taps, low level wc, double glazed window to side aspect and heated rail\*.



### Kitchen

12' 7" x 6' 8" (3.83m x 2.03m) Fabulous contemporary bespoke kitchen, with an attractive range of base and wall mounted units with matching quartz work preparation surfaces over, inset Belfast sink with mixer taps, integral appliances include a Smeg gas cooker\* with 4 x gas hobs\*, extractor hood\*, washing machine\* and fridge/freezer\*, down lighting and breakfast bar. Double glazed windows to rear aspect. Opening to....

### Dining Room

10' 10" x 9' 10" (3.30m x 2.99m) Double glazed windows to front aspect, ceiling coving and radiator\*.

### Cloakroom

Double glazed windows to rear aspect, wash hand basin and low level wc.

### Rear Entrance Porch

Rear entrance door to the rear lobby. Doors leading to...



### Store

Handy store with up and over door.

### First Floor Landing

Built in cupboards and down lighting. Doors leading to...

### Bedroom 1

11' 2" x 10' 10" (3.40m x 3.30m) Double glazed windows to front aspect, built in wardrobes, tv point\*, ceiling coving and radiator\*.

### Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m) Double glazed windows to front aspect, alcove storage and radiator\*.

### Bedroom 3

8' 11" x 6' 8" (2.72m x 2.03m) Double glazed windows to side aspects, alcove storage cupboard and radiator\*.



## Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

Modern suite in white comprising; Bath with mixer taps and mains shower\* wash hand basin with mixer taps, low level wc, double glazed window to rear aspect, down lighting and heated rail\*.

## Outside

Externally to the front we find a pretty lawned garden with shrub borders and ample off street parking on two driveways to either side, leading to the house and the store. Gated side access leads to the rear of the property, where we find a paved courtyard garden, just right for outside entertaining. To further compliment the garden we find both a shed, perfect as a workshop or for extra storage.

## Agents Note

EPC Rating D. Council tax band E.

Broadband supplier: Sky broadband.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





## Energy performance certificate (EPC)

2, School Lane  
Upper Poppleton  
YORK  
YO26 6JS

Energy rating

**D**

Valid until:

**30 July 2028**

Certificate number:

**8848-7523-5410-2933-0926**

Property type

Detached house

Total floor area

86 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Bishops Personal Agents**

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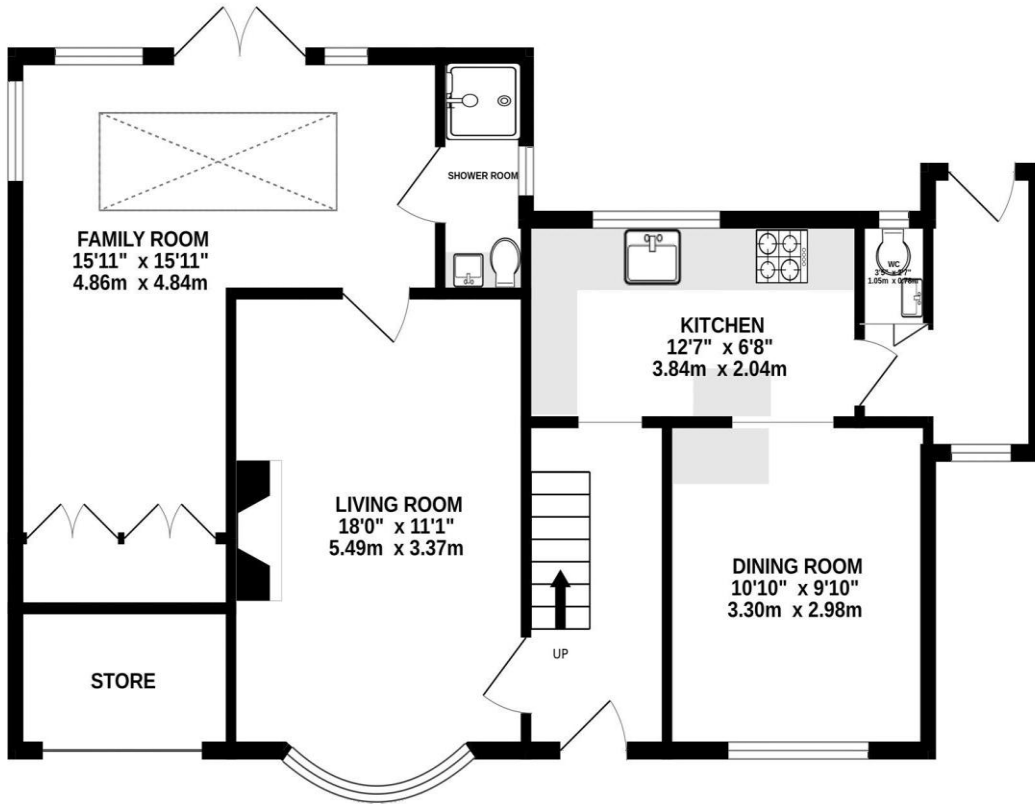
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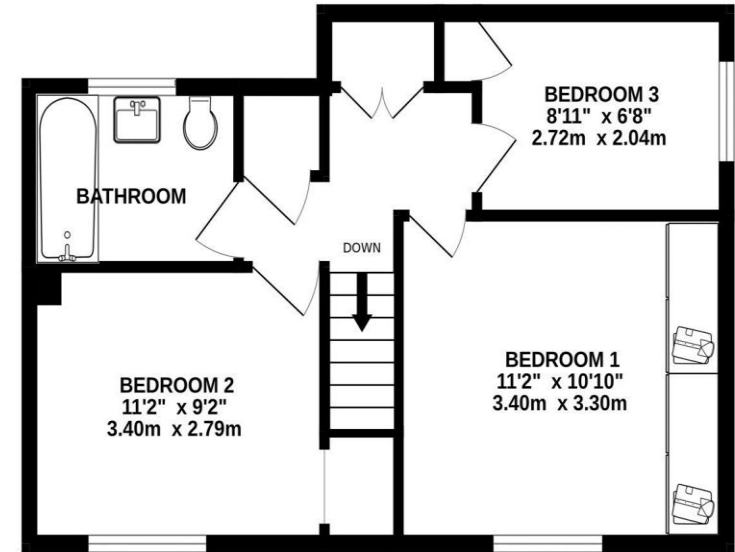
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GROUND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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