



23 Poppleton Road,  
York, North Yorkshire YO24 4TT

Guide Price £379,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents bring to the market, an immaculately presented three bedroom period terraced house with a modern twist, set in the heart of one of York's most sought after locations in Holgate. The house is within easy walking distance of local shops, schools, West Bank Park, the York city centre and the railway station. Spread over three floors, this lovely property has been well maintained by the current owners, offering a fabulous balance of period and modern features, including cast iron fireplaces, modern fitted kitchen and sympathetic touches throughout, with the added advantage of a south facing garden and garage. Briefly comprises; Entrance hallway, a door leads into the reception rooms, to the front we find a cozy bay fronted living room, which in turn, opens to the sitting room with a feature wood burning stove, both these rooms have built in alcove cupboards. This in turn opens to the modern fitted breakfast kitchen with two skylights, letting in lots of natural light and ample space for a table and chairs, then French doors open into the rear garden. The stairwell leads to a first floor galleried landing, from which two well-proportioned bedrooms, both with a feature ornate cast iron fireplaces and a family bathroom can also be found. To the second floor is a further bedroom in the original attic space with lots of eave storage. At the rear of the property is a south facing walled and fenced garden, with the addition of a summer house, currently used as a home working office and a garage, perfect for as a workshop or for a car/cycle enthusiast. There is also parking available at the rear. In summary, this lovely home off Poppleton Road provides an exceptional opportunity to secure a property that has retained a wealth of features and charm. Also with the added possibility to extend to the rear, creating a further living area or utility. This lovely home will also particularly appeal to those for whom location within this popular area is crucial with easy access to the York City centre and station. An internal viewing is strongly recommended not to miss out!

**Poppleton Road is situated within the popular Holgate residential location, offering excellent access to the City Centre, The Knavesmire and West Bank Park. This property is within close proximity of the railway station. A handy footbridge is the quickest route. In addition, within a few hundred yards are the well-regarded schools of St Paul's Church of England Primary, Acomb Primary and Poppleton Road Primary. For the commuter, there are regular transport links to and from the city centre, which is within easy walking distance if you wish to take an easy stroll and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Entrance door to hallway, ceiling cornice, original corbels, dado rail and radiator\*. Staircase leading to the first floor. Door to...

### Living Room

13' 10" x 9' 10" (4.21m x 2.99m) Into bay Double glazed bay windows to front aspect, ceiling coving, ceiling rose, picture rail, alcove cupboards, oak flooring, tv aerial point and radiator\*. Opening to:

### Sitting Room

13' 11" x 10' 1" (4.24m x 3.07m) Feature fireplace with wood burning stove\*, picture rail, ceiling rose, alcove cupboard, oak flooring, understairs storage cupboard and upright radiator\*. Opening to...



### Kitchen/Diner

13' 5" x 12' 7" (4.09m x 3.83m) Fabulous kitchen fitted with a range of white modern wall and floor units with matching worktops over, inset stainless steel sink with mixer tap, 4 x gas hob with extractor hood over, electric oven\* and grill\*, dishwasher, plumbing for a washing machine\* and radiator. Sky lights, down lighting and ample space for a table and chairs. Double glazed French doors leading to the garden.

### First Floor Landing

Double glazed window to side aspect. Staircase leading to the second floor. Under stairs recess. Doors leading to....

### Bedroom 1

13' 1" x 11' 3" (3.98m x 3.43m) Double glazed windows to the front aspect, feature cast iron fireplace, alcove storage, picture rail, stripped wood floor and radiator\*.



### Bedroom 2

13' 11" x 7' 8" (4.24m x 2.34m) Double glazed window to rear aspect, feature cast iron fireplace, picture rail radiator\*.

### Bathroom

11' 4" x 6' 1" (3.45m x 1.85m) Modern suite in white comprising; Bath with mixer taps and mains shower over\*, wash hand basin with mixer taps, low level wc, double glazed window to side aspect and radiator\*.

### Second Floor Landing

Door leading to...

### Bedroom 3

13' 6" x 11' 11" (4.11m x 3.63m) At longest points Double glazed window to front aspect, rear velux window, under eaves storage and radiator\*.



### Outside

To the front of the house is a forecourt area with wrought iron railings and a hedge. To the rear of the property is a fenced and walled rear lawned garden with a paved patio area.

### Summer House

8' 11" x 5' 7" (2.72m x 1.70m)

Timber summer house currently used as office with power and lighting. French doors and rear aspect double glazed window overlooking the garden.

### Garage

15' 8" x 8' 3" (4.77m x 2.51m)

Sited to the rear of the property there is a single concrete sectional garage with electric lights. Beyond the garage is a further parking space.

### Agents Note

EPC Rating D. Council tax band C.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.

The current owners have planning permission for a new garage and a single storey extension off the back of the house, with full designs.





## Energy performance certificate (EPC)

23, Poppleton Road  
YORK  
YO24 4TT

Energy rating

**D**

Valid until: **29 September 2024**

Certificate number: **2718-5015-6261-4554-8950**

Property type

Mid-terrace house

Total floor area

100 square metres

### Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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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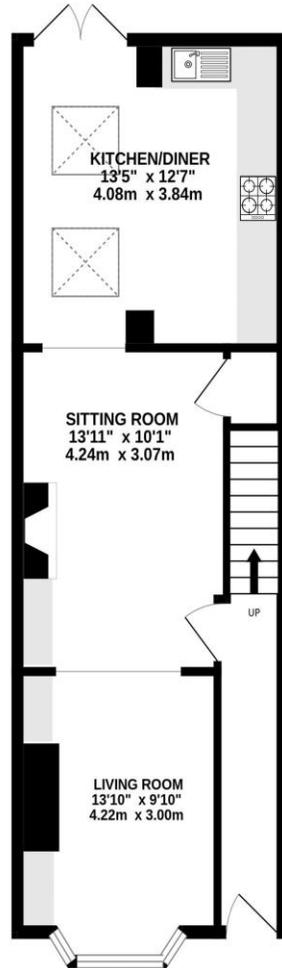
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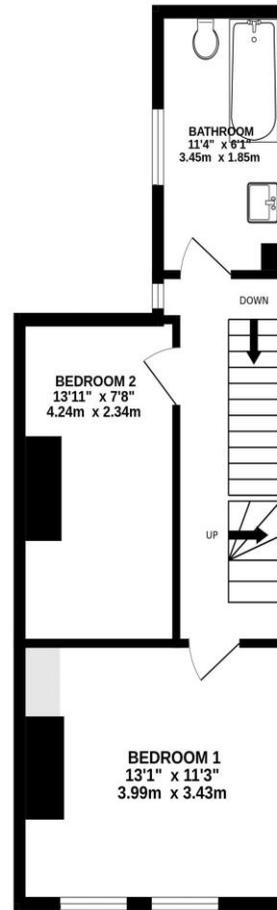
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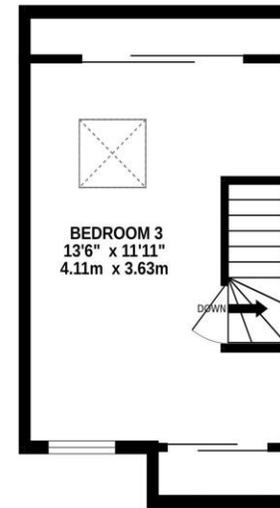
GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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