



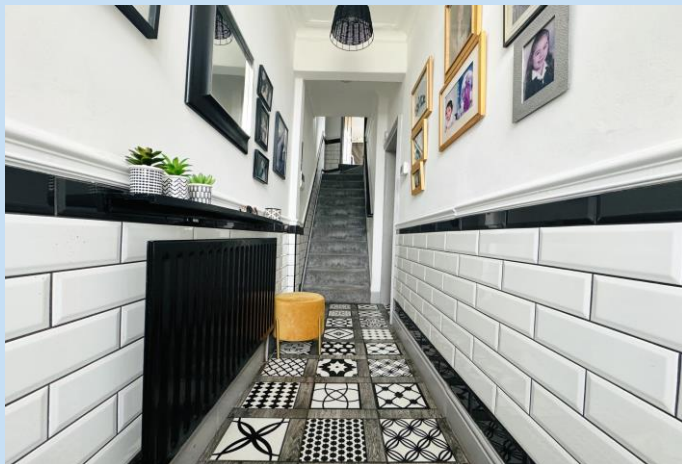
7 Poppleton Road,
York, North Yorkshire YO24 4TT

Guide Price £339,950


BISHOPS
PERSONAL AGENTS

Are you looking for an immaculately presented three bedroom end of terrace, set on the fringes of one of York's most sought after locations in Holgate? Then look no further than this charming home, that has been well maintained and updated by the current owners, with a modern twist throughout and also has the added bonus of a garage. This house is within easy walking distance of local shops, schools, West Bank Park, the York city centre and the railway station and will be very popular with first time buyers and buy to let investors, including those looking for an air bnb. Briefly comprises; Entrance hallway with tiling to both the floor and partial to the walls. A door leads us into two open plan reception rooms. The dining room to the front with oak flooring, opening to the cosy living room to the rear, with a features fireplace, which in turn opens to the modern fitted kitchen with a range of black units and a Belfast sink. The stairwell leads to a first floor galleried landing, from where we find three well-proportioned bedrooms and the family bathroom. A further stair case leads to the second floor, where we find the converted attic space. At the rear of the property is a fabulous walled courtyard/garden, perfect for outside entertaining with the addition of a garage, perfect for as a workshop or for a car/cycle enthusiast. In summary, this lovely home off Poppleton Road provides an exceptional opportunity to secure a well presented property, with a wealth of charm and will appeal to those for whom location within this popular area is crucial with easy access to the York City centre and station. Sold with no onward chain! 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, tiled floor, ceiling cornice, dado rail, 1/3 tiled walls and radiator*. Staircase leading to the first floor. Door to...

Dining Room

10' 7" x 10' 4" (3.22m x 3.15m)

Double glazed bay windows to front aspect, ceiling coving, ceiling rose, oak flooring and radiator*.

Opening to:

Living Room

12' 4" x 10' 10" (3.76m x 3.30m)

Double glazed window to rear aspect, feature fireplace with Adams style surround and a gas fire*, ceiling coving, oak flooring, tv point* and radiator*. Door leading to...

Kitchen

10' 8" x 6' 10" (3.25m x 2.08m)

Fabulous kitchen fitted with a range of modern style black wall and floor units with matching worktops over, inset Belfast sink with mixer tap, 4 x gas hob with extractor hood over, electric oven*, plumbing for a washing machine* and under stairs storage. Double glazed windows and upvc door leading to the courtyard/garden.

First Floor Landing

Staircase leading to the second floor and under stairs recess. Doors leading to....

Bedroom 1

12' 5" x 8' 9" (3.78m x 2.66m)

Double glazed window to rear aspect, tv point* and radiator*.

Bedroom 2

10' 7" x 8' 1" (3.22m x 2.46m) At longest points

Double glazed window to front aspect, alcove cupboard, built in cupboards, tv point* and radiator*.

Bedroom 3

11' 0" x 6' 11" (3.35m x 2.11m)

Double glazed window to side aspect and radiator*.

Bathroom

6' 10" x 5' 5" (2.08m x 1.65m)

Bathroom suite in white comprising; Bath with mixer taps and mains shower over*, wash hand basin with mixer taps, set in a vanity unit, low level wc, double glazed window to front aspect and heated rail*.

Attic Space

12' 9" x 10' 8" (3.88m x 3.25m)

Velux windows to two aspects and under eaves storage.



Outside

To the front of the house is a forecourt area with wrought iron railings and a gate. To the rear of the property is a walled courtyard garden, perfect for outside entertaining.

Garage

14' 0" x 10' 0" (4.26m x 3.05m)

Sited to the rear of the property there is a garage with an up and over door, power and lighting*.

Agents Note

EPC Rating E. Council tax band B.

Broadband supplier: Shell.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

7, Poppleton Road
YORK
YO24 4TT

Energy rating

E

Valid until:

3 September 2028

Certificate number:

0846-2857-6811-9008-3245

Property type

End-terrace house

Total floor area

90 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

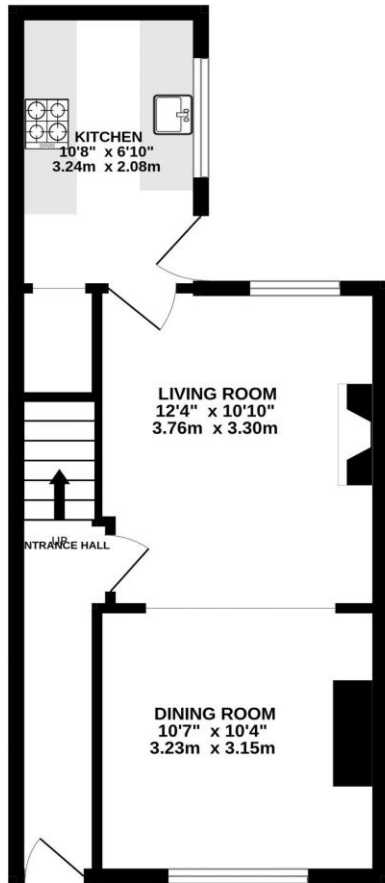
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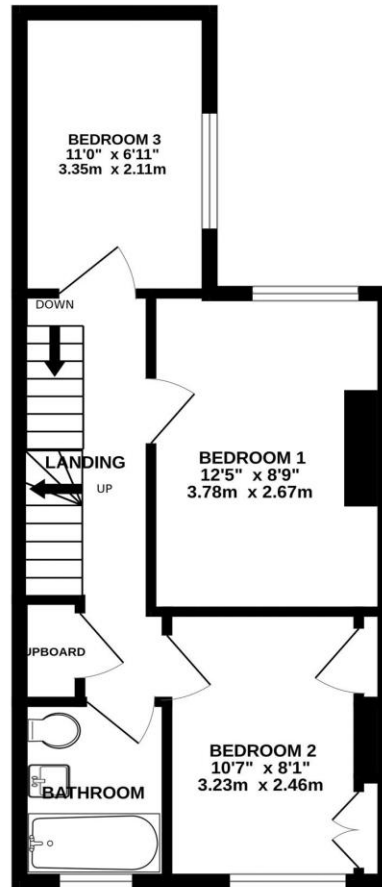
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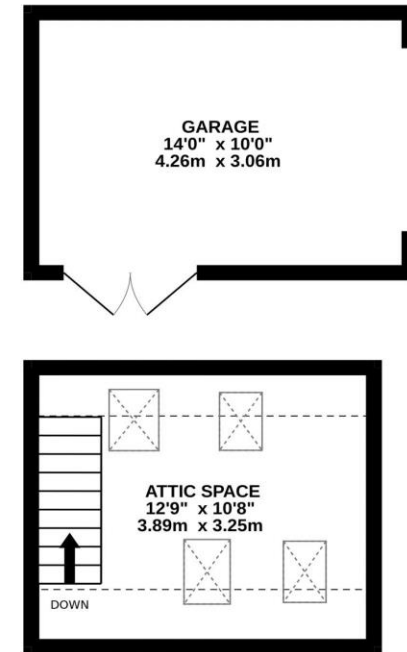
GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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