



7 Willans Grove,
York, North Yorkshire YO26 4QY

Guide Price £299,950


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PERSONAL AGENTS

Bishops Personal Agents bring to the market, a superb well presented three bedroom, modern end of terrace house, tucked away in a quiet cul-de-sac position, in one of York's most sought after locations of Holgate. Perfectly situated with easy access to the outer ring road and within easy walking distance of local shops, popular schools, West Bank Park, the York city centre and the railway station. Spread over two floors, this lovely property has been well maintained by the current owners, with the added advantage of a south facing garden and car port. Ideal for a variety of purchasers including singles, professional couples, young families, those looking to retire and buy to let investors, this property will be very popular. Benefitting from double glazing and central heating, the property briefly comprises; Front entrance porch, opening to the spacious living room, ample space for a table and chairs and an open staircase to the first floor. Then onwards through the lobby to a contemporary kitchen with a range of modern fitted black units, some integral appliances and a door leading the rear garden. There is also a downstairs cloakroom to complete the ground floor. From the first floor landing there are three bedrooms and a contemporary bathroom. Outside to the front a block paved driveway, leads past a low maintenance hedged garden, then through to the handy car port providing covered off street parking. To the rear a fenced courtyard garden, with a raised decking area, just right for outside entertaining and a brick outbuilding perfect as a cycle store or workshop. In summary, this lovely well presented home will particularly appeal to those for whom location within this popular area is crucial, with easy access to the York City centre and afar via the local bus service and commuters who use the 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 Porch

Front entrance door and radiator*. Door opening to...

Living Room

21' 7" x 13' 5" (6.57m x 4.09m)

Double glazed windows to front aspect, tv and telephone points*, understairs storage and radiators*. Staircase to first floor accommodation. Opening to the inner lobby...

Kitchen

14' 0" x 10' 1" (4.26m x 3.07m)

Fabulous modern black kitchen is fitted with a range of base and wall mounted units with matching work preparation surfaces over, under unit lighting, steel drainer with mixer taps, electric cooker *, 4 x gas hobs, extractor hood*, plumbing for washing machine* and dishwasher*, integral fridge/freezer*, wall mounted boiler*, double glazed windows to rear aspect and radiator*. Door leading to the garden.

Cloakroom

Double glazed window to rear aspect, wash hand basin, low level wc and radiator*.



First Floor Landing

Loft access and storage cupboard. Doors leading to...

Bedroom 1

13' 5" x 9' 1" (4.09m x 2.77m)

Double glazed windows to front aspect, built in cupboard and radiator*.

Bedroom 2

10' 9" x 10' 3" (3.27m x 3.12m)

Double glazed windows to rear aspect and radiator*.

Bedroom 3

12' 2" x 6' 11" (3.71m x 2.11m)

Double glazed windows to front aspect and radiator*.

Bathroom

8' 2" x 6' 4" (2.49m x 1.93m)

Fitted with modern three piece white suite; Comprising bath with electric shower over*, low level wc, pedestal wash hand basin, double glazed windows to rear aspect, extractor fan*, down lighting and heated rail*.



Outside

Outside to the front a block paved driveway leads past a low maintenance hedged garden, then through to the handy car port providing covered off street parking. To the rear is a fenced and paved garden, with a raised decking area, just right for outside entertaining and a brick outbuilding, perfect as a cycle store or workshop.

Agents Note

EPC Rating C. Council tax band C.

Broadband supplier: City Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.

Home Group. There is a grounds maintenance charge each year of approx £150. Any price rise is through a consultation period.







Energy performance certificate (EPC)

7 Willans Grove YORK YO26 4QY	Energy rating C	Valid until: 26 February 2034
		Certificate number: 6834-7322-6300-0306-5226

Property type End-terrace house

Total floor area 93 square metres

Rules on letting this property

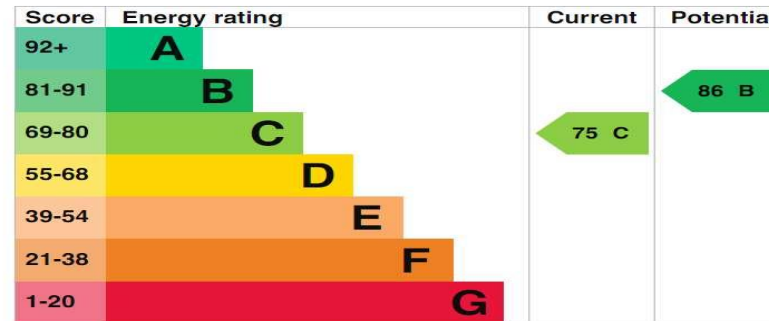
Properties can be let if they have an energy rating from A to E.

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>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/6834-7322-6300-0306-5226>

Bishops Personal Agents

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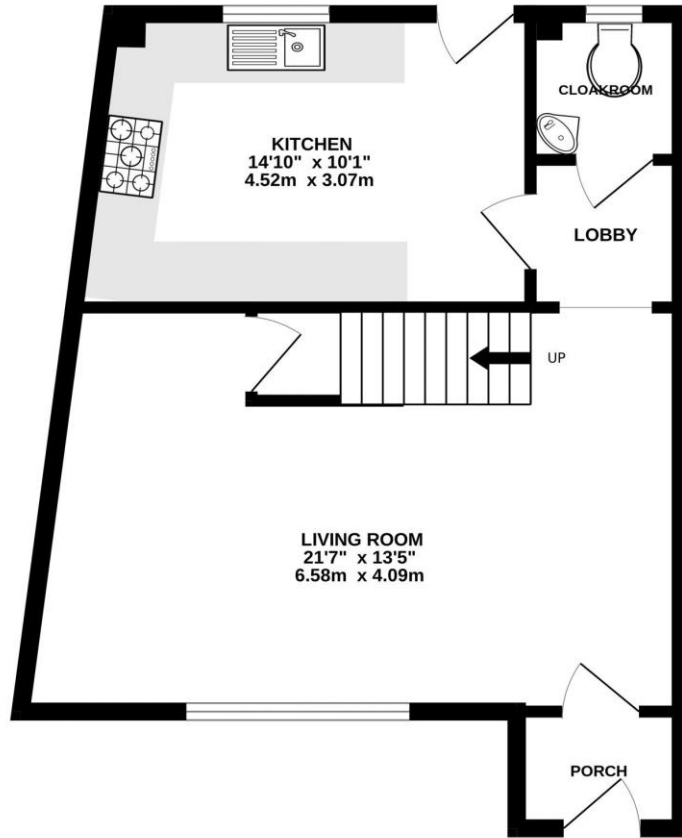
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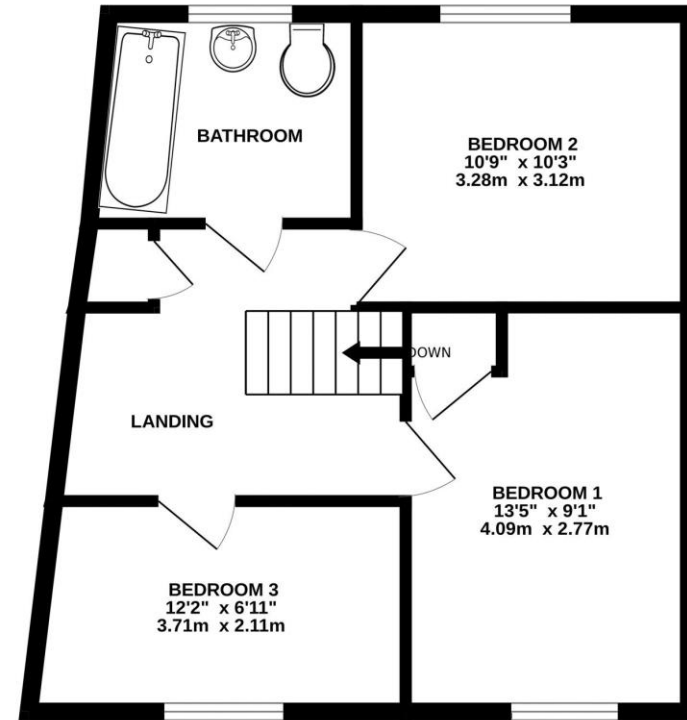
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GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.