



## Dikelands Lane, Upper Poppleton, York, YO26 6JF

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- 360 GARDENS
- OFF ROAD PARKING FOR MULTIPLE CARS
- CLOSE PROXIMITY TO LOCAL AMENITIES
- SINGLE ATTACHED GARAGE
- GENEROUS PLOT

**Guide Price £435,000**





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## DESCRIPTION

\*\*\* OFFERED WITH NO ONWARD CHAIN \*\*\*

Hunters presents this lovely three-bedroom detached dormer bungalow, set in the idyllic village location of Nether Poppleton, just outside York outer ring road. The area provides a nice community feel and supplies and range of local amenities, with fantastic access to the ring road and Clifton Moor retail park, along with a handy train station within the village.

The home is situated on a lovely plot, with 360 surround gardens and mature hedged borders, allowing endless possibilities to extend. The property benefits from off-road parking for multiple cars and in addition, a single attached garage and outside utility room, plumber for a washing machine and space a tumble dryer.

The ground floor accommodation comprises a spacious entrance hall with stairs leading off to the first floor. The home boasts a generous living room with large windows to the front and side elevation, allowing plenty of natural light to flood the room.

Furthermore, the home offers a fitted kitchen with a range of base and all units and access to the garden via back door. In addition, the home presents a downstairs double bedroom, family three-piece shower room and separate W.C.

The first-floor accommodation comprises two double bedrooms and a toilet with separate hand basin.

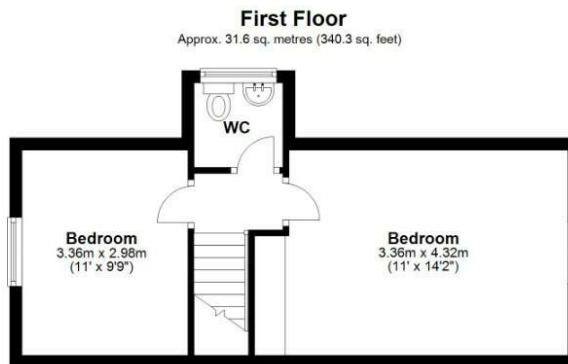
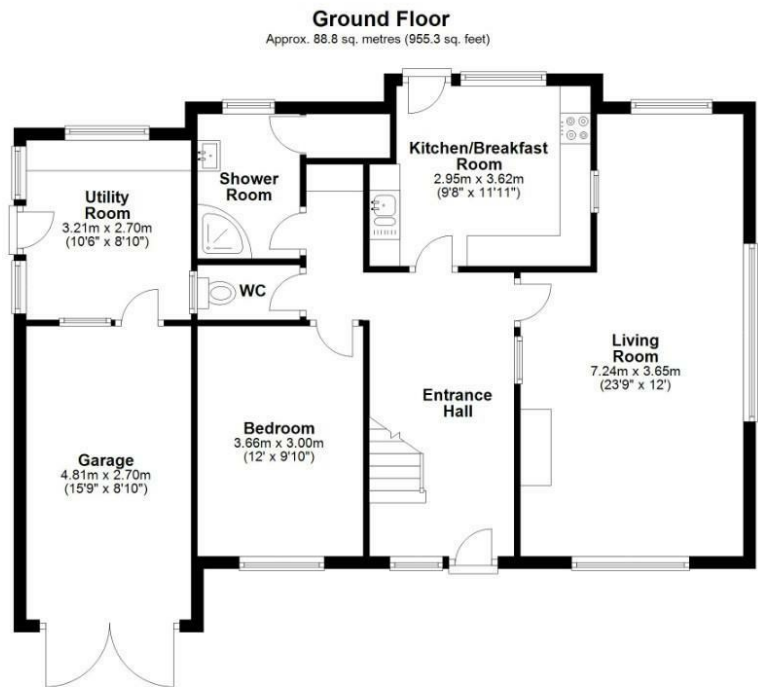
A viewing is highly advised to appreciate all this home has to offer.











Total area: approx. 120.4 sq. metres (1295.6 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

**44 Dikelands Lane**

**Viewings**

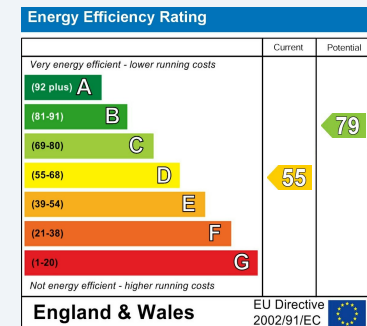
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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