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3 The Poplars, Newton On Ouse, York, YO30 2BL



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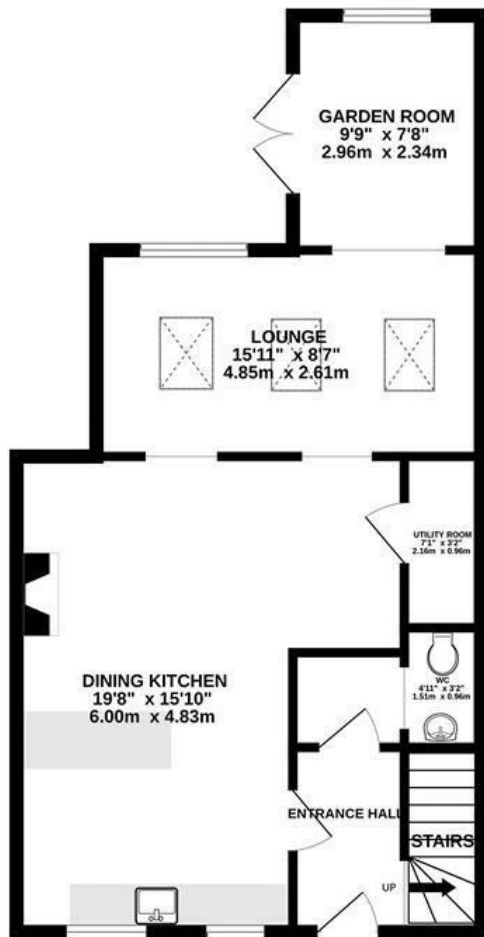
Guide Price £450,000

Situated in a Conservation Area within the sought after village of Newton on Ouse this four bedroom terraced cottage is sure to appeal. Covering three floors it briefly comprises: hallway, kitchen diner, lounge, study area. To the first floor are three bedrooms and a shower room and on the second floor is the master bedroom with en-suite bathroom. The rear garden leads down to the River Ouse and the property enjoys full fishing and mooring rights. There is a garage and off street parking. EPC rating C and Council Tax Band C. Planning permission was granted for a single storey extension but has recently lapsed. Apply Easingwold Office on 01347 823535.

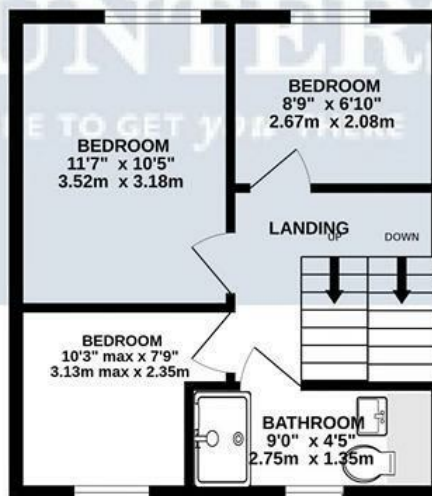
Newton on Ouse occupies a peaceful and attractive rural setting on the banks of the River Ouse, around nine miles to the north west of York. The village provides the public entrance to Beningbrough Hall. Although the Hall is now owned by the National Trust, much of the village's history is intertwined with the Beningbrough estate and its occupants. At the heart of the community are the All Saints Church, a much used and appreciated Parish Hall, and two equally valued public houses: The Blacksmith's Arms and The Dawnay Arms. There are many thriving activities within the village, plenty of walks and it is on a bus route to York.

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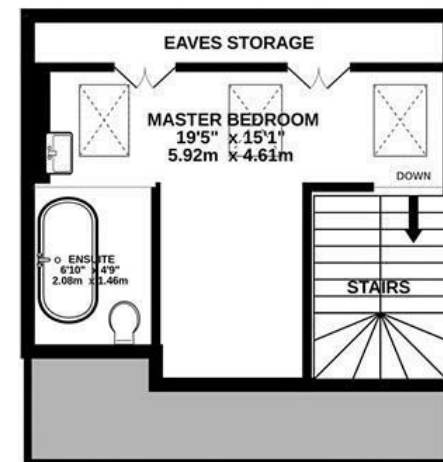
GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



2ND FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- MID TERRACE
- OVERLOOKING THE RIVER
- EPC RATING C

- FOUR BEDROOMS
- FISHING & MOORING RIGHTS
- COUNCIL TAX BAND C

- SET OVER THREE FLOORS
- POPULAR VILLAGE

#### **HALLWAY**

Tiled floor, stairs to first floor, understairs storage cupboard, radiator

#### **WC**

Low flush wc, wall mounted wash basin, radiator, extractor fan

#### **DINING KITCHEN**

Fitted with a range of base and wall mounted units with granite work surfaces, inset belfast sink unit, gas range cooker, extractor hood, feature brick fireplace with open fire and beamed mantle, windows x 2 to front aspect, radiator, opening to lounge, door to utility/store cupboard

#### **UTILITY/STORE**

Plumbing for washing machine

#### **LOUNGE**

Wood flooring, window to rear aspect, velux windows x 3, radiator, steps down to study area

#### **STUDY AREA**

Wood flooring, radiator, window to rear aspect, fully glazed french doors to garden

#### **FIRST FLOOR LANDING**

Stairs to second floor, radiator

#### **BEDROOM TWO**

Window to rear aspect, radiator

#### **BEDROOM THREE**

Window to front aspect, radiator

#### **BEDROOM FOUR**

Window to rear aspect, radiator

#### **SHOWER ROOM**

Walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, ladder style radiator, opaque window, recessed ceiling lights

#### **SECOND FLOOR**

##### **MASTER BEDROOM**

Wood effect flooring, velux windows x 3, feature window to front aspect, eaves storage, radiator, opening to en-suite

##### **EN-SUITE BATHROOM**

Free standing bath, low flush wc, pedestal wash basin, ladder style radiator

##### **OUTSIDE**

To the front of the property is a gravelled area and borders of shrubs and plants. The rear garden slopes down to the riverbank and is laid mainly to lawn. There is a decked seating area and there are two timber outbuildings, one with power, light and wi fi laid on. and is insulated to make the perfect home office. The other has power and light and would make a good hobbies room. There is also an additional shed for storage.

##### **GARAGE AND PARKING**

There is a single garage and off street parking for one vehicle. There is additional visitor parking on a first come first served basis.

##### **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. 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.



















