

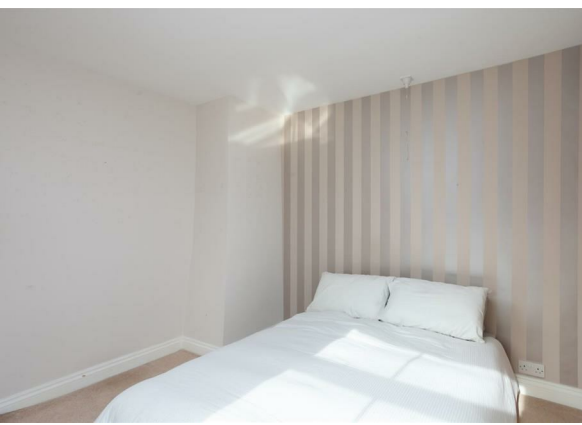


Church Lane, Nether Poppleton, York £2,300 Per Month

This stunning, period, 4 bedroom semi-detached property is offered for rent unfurnished. Situated in the popular village of Nether Poppleton on the outskirts of York and retaining a wealth of its original charm, an early viewing is advised.



A garden path leads to a wrought iron gate which gives access to a solid wood panelled front door. On entering the property you are greeted by a small entrance hall with stairs to first floor and doors leading off to the ground floor accommodation. Immediately off the entrance hall is the principal reception room which is triple aspect and boasts a large wood burner in a feature fire place and a bay window to the rear elevation offering views over the rear garden.



Also access from the entrance hall is a second sitting room with a traditional open fire and a bay window to the front elevation. To the rear of the property is a large family kitchen benefiting from a range of wall and base units with integrated fridge, dishwasher and Aga, as well as a stylish Belfast sink with mixer tap. Accessed off the kitchen is a useful utility area, and ground floor shower room. A solid wood conservatory, completes the ground floor accommodation and gives access out to the landscaped rear garden.



To the first floor are three bedrooms, and two bathroom. The master bedroom is a large double room to the front of the property, benefiting from built in wardrobes and an en-suite shower room. The en-suite briefly comprises a large walk in shower, wash basin, bee-day and low flush wc.

Bedroom two is another sizeable double bedroom to the front elevation of the property with built in wardrobes. Bedroom three is again a double room with built in wardrobes. The house bathroom is part tiled and briefly comprises a P-shaped bath with shower over, wash basin with storage under, a bee-day and a low flush wc.



To the outside the property benefits from a landscaped south facing rear garden, which is mainly laid to lawn with a paved patio seating area.

A shared driveway to the side of the property gives access to two off street parking spaces.

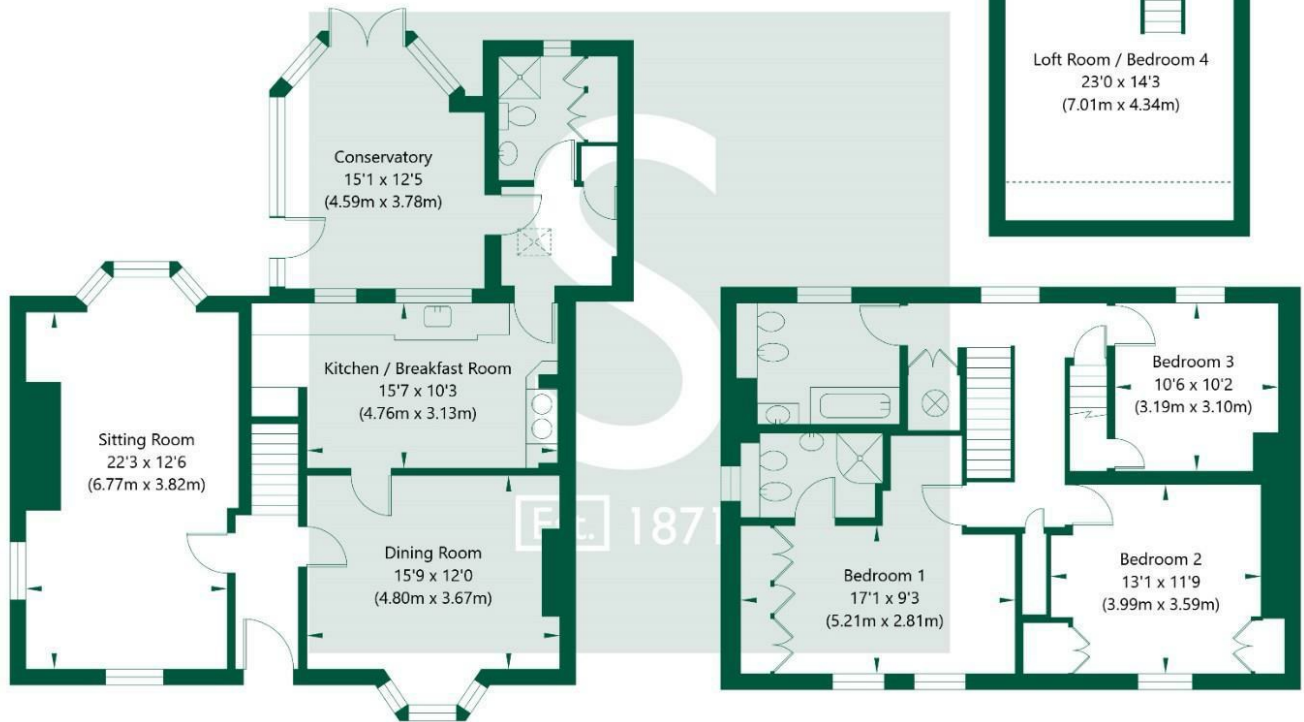
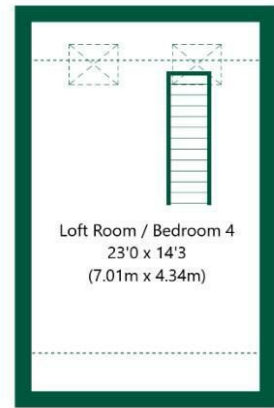
To the second floor is a fourth bedroom, which is an extremely large double bedroom with useful eves storage.



Church Lane, York, YO26 6LB

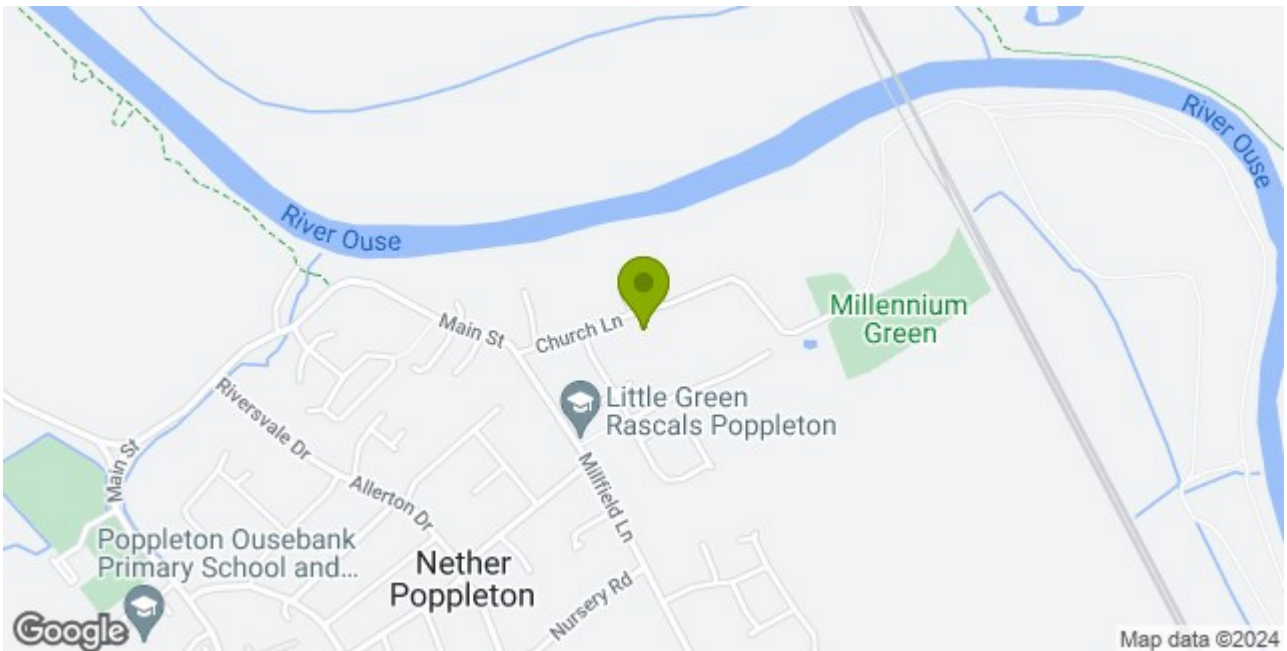


Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 327 SQ FT / 30.42 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2177 SQ FT / 202.27 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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