



Millfield Lane, Nether Poppleton York YO26 6NF



welcome to

Millfield Lane, Nether Poppleton York

A beautifully presented, four bedroom family home, located on a highly sought after, tree lined street, in the ever popular village of Nether Poppleton.



Entrance Hall

A spacious entrance hall with beautiful Herringbone floors, a storage cupboard and an open stair case up to the first floor.

Lounge

11' 9" Max x 19' 10" (3.58m Max x 6.05m)
Positioned to the front of the home, this inviting lounge comprises of carpeted floors, a gas log burner and a fantastic panoramic, double-glazed window, looking over the front of the home.

Cloakroom

A good size, downstairs cloakroom with a WC and washbasin.

Snug

7' 8" x 17' 3" (2.34m x 5.26m)
A versatile snug area with Parquet flooring, a window to the front and a window to the rear.

Kitchen

10' 10" x 27' 9" (3.30m x 8.46m)
A superb fitted kitchen with modern wall/base units, oak work tops, an integrated dishwasher, an integrated microwave, an integrated oven, a gas hob, a window to the side and the Parquet flooring. There is also a useful party/utility closet.

Landing

The first floor landing has the access to the loft, a window to the side of the home and the stairs down to the ground floor, which have a lovely stair runner on.

Bedroom One

10' 7" x 10' 8" (3.23m x 3.25m)
The first double bedroom has carpeted floors, panelling to the walls, a window looking over the front of the home, spotlighting, a radiator and a door to the en suite.

En Suite

The en suite to the primary bedroom has a shower cubicle, a w.c, a wash hand basin, spotlighting, an extractor fan, a radiator and Vinyl flooring.

Bedroom Two

9' 1" x 9' 8" (2.77m x 2.95m)
The second double bedroom has carpeted floors, a radiator and a window looking over the front of the home.

Bedroom Three

9' 8" x 11' 11" (2.95m x 3.63m)
The third double bedroom has carpeted floors, a radiator and a window to the side of the home.

Bedroom Four

10' 6" x 11' 4" (3.20m x 3.45m)
The fourth double bedroom has carpeted floors, a radiator and a window to the rear of the home,

Bathroom

The house bathroom has a bath tub with a shower over, a wash hand basin, a w.c, spotlighting, a towel radiator and built in storage.

Exterior

The home offers a well presented frontage with wall and hedge to surround, creating a lovely private space. There is off street on the gravel driveway and a lawn garden to the side. Around to the rear there is a wonderful, private garden with a newly installed decking area, a York stone patio and fence to surround,



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/YOR108924



welcome to

Millfield Lane, Nether Poppleton York

- A SUPERB FOUR BEDROOM, DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT TO A HIGH SPECIFICATION
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- SET BACK FROM A PRETTY TREE LINED STREET
- SUPERB OPEN PLAN DINING KITCHEN

Tenure: Freehold EPC Rating: D

offers in the region of

£650,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YOR108924](https://www.williamhbrown.co.uk/Property/YOR108924)



Property Ref:
YOR108924 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)