



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



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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

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Property Ref:
YOR108924 - 0003

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