



**Poplar Court, York YO26 4TW**

**welcome to**

**Poplar Court, York**

This charming two-bedroom first floor apartment with allocated parking is nestled within a small, exclusive development in York. The proximity to York's historic centre ensures that you're never far from the vibrant atmosphere and iconic landmarks that make this city so special.



### **Entrance Hall**

The entrance hall has carpeted floors, a radiator and two storage rooms.

### **Lounge**

23' 5" x 13' 1" ( 7.14m x 3.99m )

A good size, open plan kitchen/diner/lounge, with a carpeted lounge with two windows to the front of the property and two radiators.

### **Kitchen/Lounge**

23' 5" x 13' 1" ( 7.14m x 3.99m )

A good size, open plan kitchen/diner/lounge, with a carpeted lounge with two windows to the front of the property and two radiators. The kitchen comprises of fitted wall/base units, lino flooring, an integrated hob/oven and an integrated fridge/freezer.

### **Bedroom One**

14' 8" max x 10' 7" minus integrated storage ( 4.47m max x 3.23m minus integrated storage )

The first double bedroom has carpeted floors, a window to the rear, a radiator and integrated storage.

### **En Suite**

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

### **Bedroom Two**

13' 2" x 9' 1" ( 4.01m x 2.77m )

The second double bedroom has carpeted floors, a radiator, a window to the front of the home and built in storage.

### **Bathroom**

The bathroom has lino flooring, a bath tub with a shower over, a radiator, a w.c, a wash hand basin and an extractor fan.



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welcome to

## Poplar Court, York

- A WELL PRESENTED, TWO BEDROOM FLAT
- 30 MINUTE WALK TO THE CITY CENTRE AND TRAIN STATION
- ALLOCATED PARKING
- OPEN PLAN LIVING
- A FANTASTIC INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YOR109201 - 0005

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