

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.





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

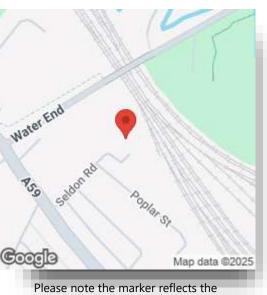
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£160,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/YOR109201



Property Ref: YOR109201 - 0005 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.



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