



Poppleton Road, York YO26 4UL

welcome to

Poppleton Road, York

A two, bedroom period terraced home, brimming with character & timeless appeal. Featuring a beautifully preserved façade that reflects its historic charm, the property boasts well-proportioned living spaces designed for comfort. The property has the benefit of a garage & views of the allotments.



Entrance Hall

The entry hall has beautiful Minton tiles and a radiator.

Lounge

10' 6" max x 11' 9" plus bay (3.20m max x 3.58m plus bay)

A light and bright lounge with a bay window to the front of the property, engineered wood flooring, an original fireplace, a tv point, a radiator and a window through to the entry hall. The lounge is open to the dining room.

Dining Room

10' 11" max x 12' 10" (3.33m max x 3.91m)

The dining room is open to the lounge with engineered wood flooring and a radiator.

Kitchen

9' 2" x 12' 10" (2.79m x 3.91m)

A good size fitted kitchen with wall/base units, tiled floors, an oven, a hob, a grill, a fridge, a washing machine, a breakfast bar, a door to the rear, a window to the rear, a radiator, an understairs storage cupboard and an Ideal combi boiler in a cupboard, which is 5 years old.

Landing

A carpeted landing with the loft access and an integrated storage cupboard.

Bedroom One

12' 9" + recess x 11' 9" (3.89m + recess x 3.58m)

The first double bedroom has carpeted floors, two windows to the front of the home, a radiator and an integrated storage cupboard.

Bedroom Two

12' 6" x 7' 3" + recess (3.81m x 2.21m + recess)

The second double bedroom has carpeted floors, a window to the rear and a storage cupboard.

Bathroom

A spacious house bathroom with original wood flooring, a window to the rear, a walk in shower, a bath tub, a radiator and a wash hand basin. There is a separate w.c with a wash hand basin and a window to the side of the property.

Exterior

The front of the home has a walled forecourt and on street parking. Around to the rear there is a garage, which is accessed via a private lane to the rear.

Sun Room

There is a sun room which has two windows to the side and a door to the side.



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/YOR109245



welcome to

Poppleton Road, York

- A BAY FRONTED TWO DOUBLE BEDROOM PERIOD TERRACE
- SOUGHT AFTER AREA, WITHIN WALKING DISTANCE TO THE CITY CENTRE AND TRAIN STATION
- GARAGE AND GARDEN ROOM
- PERIOD FEATURES THROUGHOUT
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YOR109245



Property Ref:
YOR109245 - 0007

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