



6 Poplar Gardens, Drax, Selby, YO8 8NF

£200,000

EPC: E

Tucked away in a small cul-de-sac in the rural village of Drax is this three bedroom semi detached house. The property offers modern fixtures and fittings and would make an ideal starter home and would also suit a young family. A viewing is highly recommended to appreciate the property on offer and also the location.

- Three bedroom semi detached house
- Quiet village location
- Modern fixtures and fittings
- Ideal starter home
- Dining kitchen with integrated appliances
- White bathroom suite
- Enclosed rear garden
- Timber summerhouse
- Driveway to the front
- Viewing highly recommended

DESCRIPTION

This three bedroom semi detached house incorporates gas central heating (LPG) and uPVC double glazing and offers accommodation comprising;

ENTRANCE HALL

5'4" x 5'4"

Composite entrance door. Stairway leading to the first floor. Laminate flooring. Anthracite vertical radiator.

LOUNGE

15'9" x 12'2" max.

A cream fire surround with a marble inset and hearth housing a log burner. Timber effect laminate flooring. Coving to the ceiling. Two central heating radiators.

DINING KITCHEN

11'1" x 15'5"

A modern range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a black one and a half bowl single drainer sink, a four ring ceramic hob with an electric oven under and a stainless steel cooker hood over. Integrated appliances include a fridge freezer, a dishwasher, and a microwave. Plumbing for an automatic washing machine. Cupboard housing the gas central heating boiler (LPG). uPVC sliding patio doors lead into the rear garden. Under stairs storage cupboard. One central heating radiator. uPVC part glazed side door.

LANDING

5'10" x 9'9"

Loft access.

BEDROOM ONE

9'3" x 13'5"

To the front elevation. Fitted double wardrobe with sliding doors. One central heating radiator.

BEDROOM TWO

9'2" x 12'11"

To the rear elevation. One central heating radiator.

BEDROOM THREE

8'5" x 5'10"

To the front elevation. Fitted wardrobe and desk/dressing table along one wall. One central heating radiator.

BATHROOM

5'9" x 7'11"

A modern white suite comprising a shower bath with a mains fed shower over and a glass shower screen to the bath side, a vanity wash hand basin with storage under and a low flush WC. Chrome heated towel rail.

STORE

5'9" x 9'4"

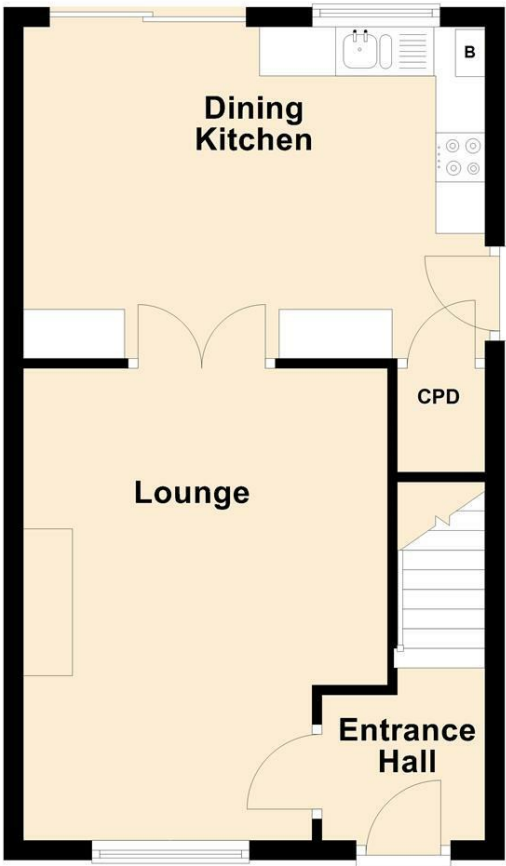
A block built store with a timber door,

GARDENS

To the front of the property there is a gravelled garden and driveway providing off street parking. Timber gates to the right hand side of the property provide access into the rear garden and further parking if required.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with a paved patio and a timber summerhouse. Storage area housing the LPG tanks.

Ground Floor



First Floor

