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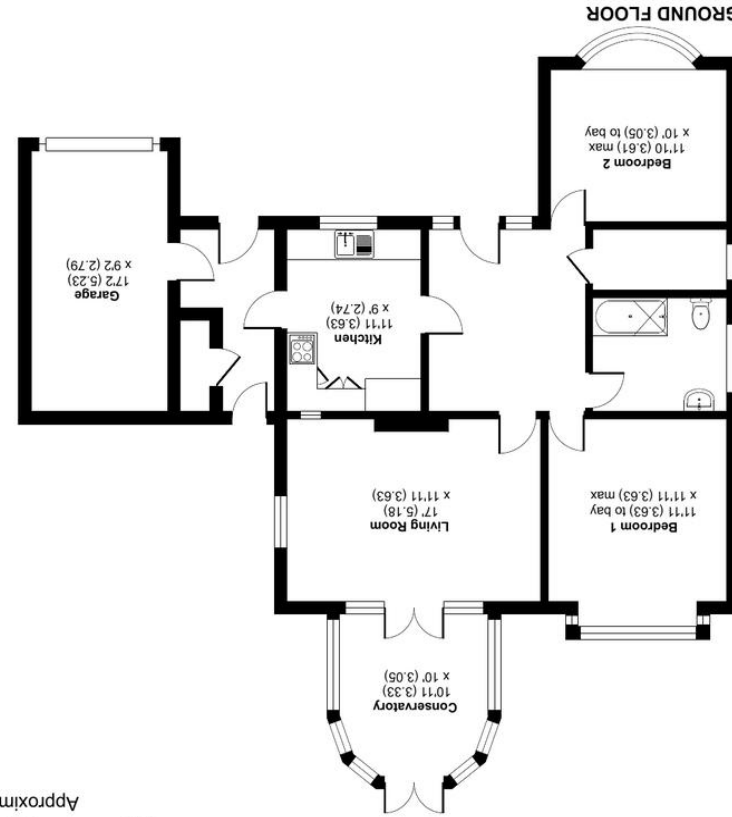
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RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickscm 2024. REF: 148706



Approximate Area = 979 sq ft / 90.9 sq m  
Garage = 157 sq ft / 14.5 sq m  
Total = 1136 sq ft / 105.5 sq m  
For identification only - Not to scale

**Orchard Road, Upper Poppleton, York, YO26**



15 Orchard Road, Upper Poppleton





# Guide Price £380,000

## 15 Orchard Road, Upper Poppleton, York, YO26 6HF

PRICED TO SELL A well proportioned two bedroom Detached Bungalow with NO ONWARD CHAIN in need of some modernisation and also with scope to extend (subject to planning) situated in this highly desirable village of Upper Poppleton. Hall, Lounge, Conservatory, Kitchen, Two Bedrooms and Box room, Bathroom. Garden to front with parking and single garage, private enclosed rear garden and outhouses for storage.



### SITUATION & DESCRIPTION

The village of Upper Poppleton lies approximately 4 miles to West of York and boasts a wide variety of local shops and services. There are excellent communication links via the A59 Harrogate Road, the outer ring road which leads onto the A64. The Poppleton Bar Park and Ride is close by and there is also a train station which serves York, Leeds and Harrogate.

### ENTRANCE HALL

Spacious with access hatch to loft space. Two radiators. Coving to the ceiling. Telephone point.

### LOUNGE

5.18m(17'0") x 3.56m(11'8") uPVC double glazed window and French doors leading to a conservatory. Radiator. Gas fire. Feature port hole window to the side elevation. Coving to the ceiling.

### KITCHEN

3.61m(11'10") x 2.69m(8'10") In need of modernisation and fitted with wall and floor mounted

units with worktops incorporating a single drainer stainless steel sink unit. Gas cooker point. Plumbing for a washing machine. Radiator. Tiling to splashbacks. uPVC double glazed window to the front elevation. Door to the side elevation.

### OUTHOUSE

from the aforementioned kitchen a side door gives access to a covered alleyway with door access to rear garden and a good sized storage area, this area could be an extension to the kitchen (subject to planning) to make a suitable Dining Kitchen.

### CONSERVATORY

3.48m(11'5") x 3.40m(11'2") A good sized extra room, uPVC double glazed windows and French doors leading to the private rear garden. Brick base. Radiator. Tiled floor.

### BEDROOM ONE

4.09m(13'5") x 3.61m(11'10") uPVC double glazed window to the rear elevation overlooking the garden. Radiator. Coving to the ceiling.



### BEDROOM TWO

3.63m(11'11") x 3.00m(9'10") A second double bedroom with uPVC double glazed window to the front elevation. Radiator. Coving to the ceiling.

### BOX ROOM

2.57m(8'5") x 1.19m(3'11") A useful extra room which could be used as an office, uPVC double glazed window to the side elevation. Radiator. This room can be adapted to either an en-suite or an extension to the current bathroom.

### BATHROOM

In need of modernisation this three piece suite comprising bath with shower attachment over, pedestal wash hand basin and WC. Part tiled walls. uPVC double glazed window to the side elevation. Radiator.

### OUTSIDE

To the front of the bungalow is an established garden, predominantly laid to lawn with flower and shrub borders, set within hedged boundaries. A driveway provides off street parking and gives access to a single garage. There is a covered walkway giving access to the side of the bungalow giving access to storage areas. To the rear is a superb garden offering a good degree of privacy. It is predominantly laid to lawn with established flower, tree and shrub borders, two flagged seating area, storage shed and brick store.

### SINGLE GARAGE

Up and over door, power points and electric light. Cold water tap. uPVC double glazed window to rear elevation.

### COUNCIL TAX BAND D