



81 Poppleton Road
York, YO26 4UL
Guide Price £425,000

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A TRULY EXCEPTIONAL PERIOD TERRACE -
Churchills Estate Agents are offering for sale a rare opportunity to purchase one of the finest forecourted mid terraced houses available on the York market in many years. Maintaining vast amount of period features as well smart additions throughout the property also benefits from a good sized garage, double glazing and gas central heating. Located in the popular and convenient suburb of Holgate, giving easy access in to the city centre, railway station and the outer ring road as well as being served by local shops, schools and amenities. The living accommodation comprises of; Entrance vestibule with Minton tiles, entrance hallway, lounge with bay window, dining room, fitted kitchen, rear hallway, utility room, W.C/cloaks, first floor galleried landing, two first floor double bedrooms, four piece house bathroom suite, second floor landing and second floor double bedroom. To outside is a gated front landscaped forecourt, rear south-west facing walled courtyard with mature shrubbery and paved areas. There is also an attached 16ft single garage. with the potential for off-street electric car charging. An internal viewing of this superb house is highly recommended.

Entrance Vestibule

Entrance door, Minton tiles, glazed panelled door to;

Entrance Hallway

Minton tiles, double panelled radiator, coving, Coir matting stairs to first floor.

Lounge

12' (plus bay) x 10'9 (3.66m (plus bay) x 3.28m)
Double glazed slide sash window to front, period gas coal effect fire with surround, coving, picture rail, double panelled radiator, power points, television points. Sea grass matting.

Dining Room

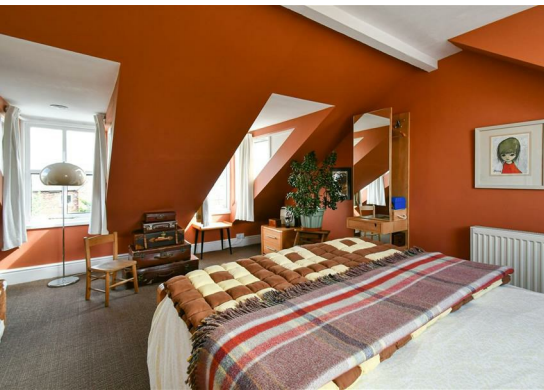
12'2 x 11'2 (3.71m x 3.40m)
French doors onto courtyard, oak wooden flooring, coving, electric fire with marble hearth with traditional surround, power points, double panelled radiator.

Kitchen

13'1 x 8' (3.99m x 2.44m)
Double glazed slide sash window to side, fitted wall and base units with counter top with stainless steel sink and drainer with mixer top, built in gas hob and electric oven, dishwasher, double panelled radiator, tiled flooring, power points, under stairs cupboard.

Rear Hallway

Tiled flooring, stable door to courtyard.





Utility Room

9'7 x 5'10 (2.92m x 1.78m)

Timber framed window to side, tiled flooring, power points, panelled radiator, wall mounted gas combination boiler.

W.C/Cloaks

Low level W.C, pedestal wash hand basin, single panelled radiator, Coir matting.

First Floor Landing

Double glazed slide sash window to side, double panelled radiator, power points, stairs to second floor.

Bedroom One

14'4 x 12'2 (4.37m x 3.71m)

Double glazed slide sash windows to front, period fireplace with surround, storage cupboard, coving, picture rail, double panelled radiator, Coir matting, power points.

Bedroom Two

12'5 x 8'10 (3.78m x 2.69m)

UPVC double glazed slide sash windows to rear, period fireplace with surround, storage cupboard, coving, picture rail, double panelled radiator, Coir matting, power points.

House Bathroom

9'10 x 8' (3.00m x 2.44m)

UPVC slide sash window to rear, period fire with surround, storage cupboard, walk in electric shower cubicle, panelled bath, low level W.C, pedestal wash hand basin, picture rail, double panelled radiator, resin pebble flooring.

Second Floor Landing

Coir matting, door to;

Bedroom Three

15'3 x 10'1 (14ft) (4.65m x 3.07m (4.27mft))

Two slide sash dormer windows to front, UPVC double glazed window to rear, double panelled radiator, Coir matting, power points, storage area.

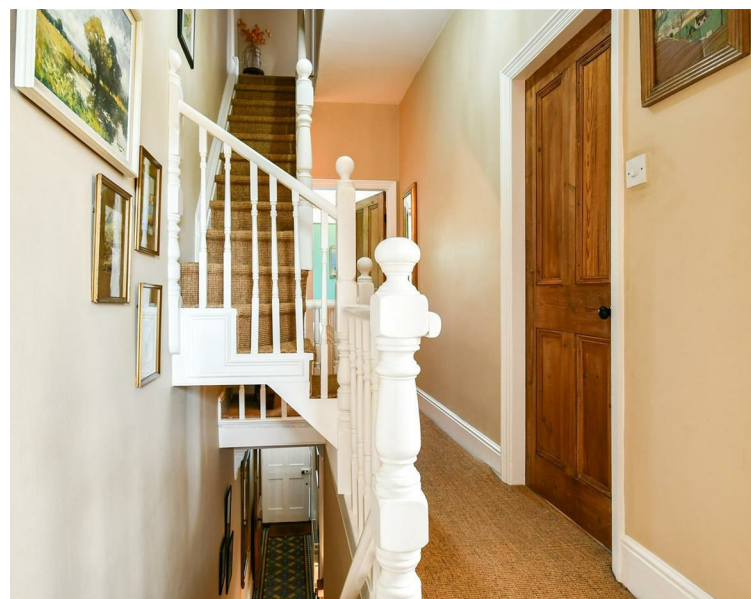
Outside

Landscaped front forecourt with original railings and iron gate, rear walled courtyard with paved areas and mature shrubbery, outside tap, door to garage.

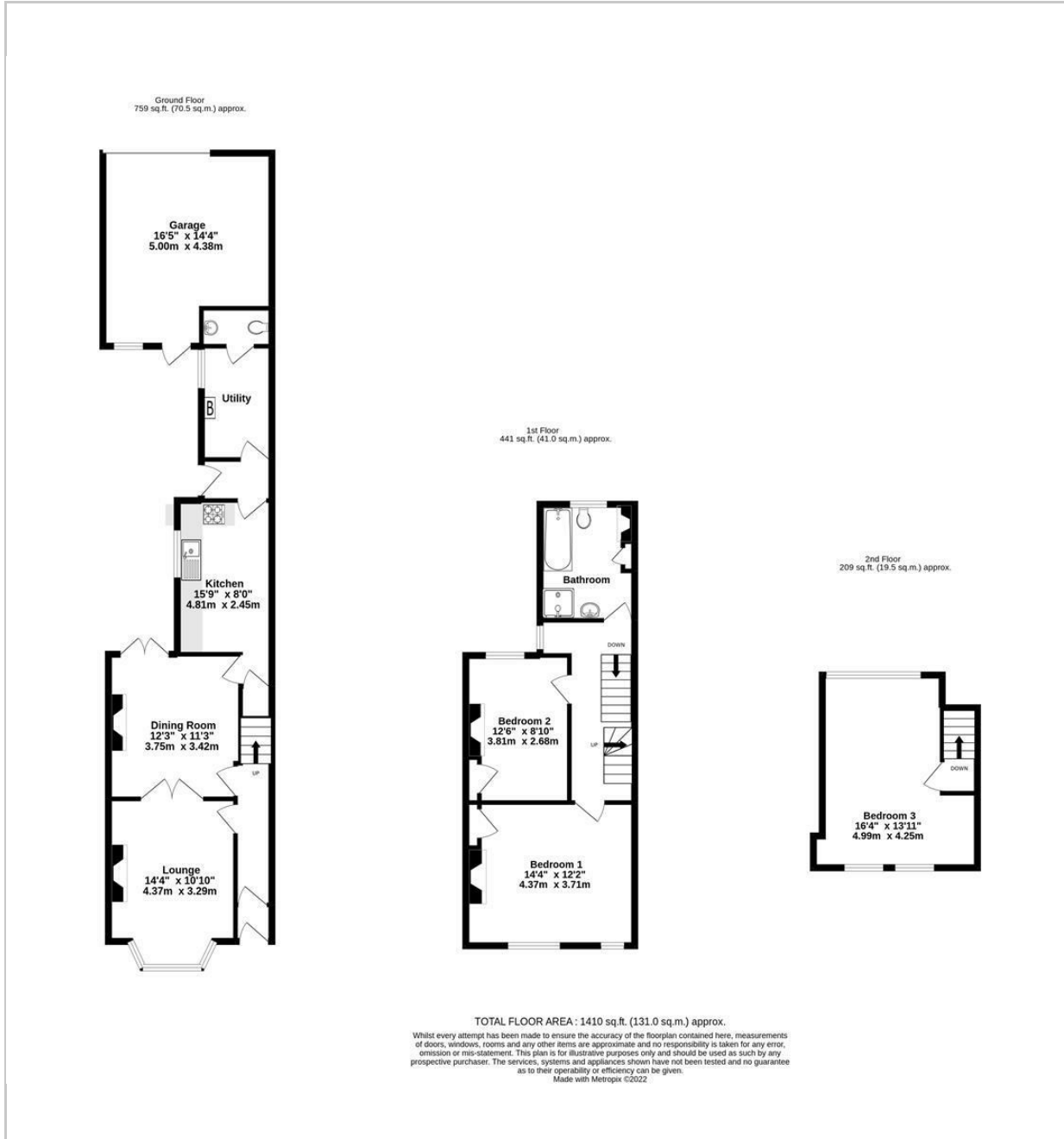
Garage

14'4 x 16' (13') (4.37m x 4.88m (3.96m))

Electric roller door, plumbing and power points for washing machine, window to courtyard, loft storage.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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