



69 Millfield Lane, Nether Poppleton
York, North Yorkshire YO26 6NB

Guide Price £450,000

 **BISHOPS**
PERSONAL AGENTS

Bishops Personal Agents offer for sale, a unique well presented three bedroom detached bungalow, set back from the roadside, just on the fringes of the very popular and sought after village of Nether Poppleton on Millfield Road. Very appealing for those wanting a village location or easy commuting to York or further afield. This charming home has been in the family many years and offers a perfect balance of features and sympathetic touches. There is also an opportunity to develop and extend the house as others have done on the street or convert the attic space. This property will be very popular with a multitude of buyers including families, professional couples, those looking to retire and also wanting to commute throughout the region by both car or train. Briefly comprises: Entrance hall, bay fronted living room with a feature fireplace, onward through internal French doors to the fitted kitchen/breakfast room with fitted units and a feature fireplace with a log burner. There are three bedrooms, the principal leading from the inner lobby and a family bathroom. To the rear we also find a conservatory with French doors leading to the garden. A handy outside utility complete this bungalow. Externally to the front we find ample off street parking leading to the house for several cars and would be perfect for those with a camper van. Gated side access leads to the rear of the property, where we find substantial gardens with a decking area, just right for outside entertaining with a gazebo and a small summer house, and for those who like pottering in the gardens we find perennials, flowering plants and fruit trees, a haven for wildlife and those green fingered buyers. To further compliment the garden we find potting sheds and a greenhouse. The location here is superb and the centre of Poppleton village can be reached in just a short walk. Poppleton is a thriving village with numerous local shops, pubs, plus amenities such as a doctor's surgery and very popular local schools including the catchment of Manor C of E and the sports club. There is also the rare bonus of the Poppleton station to take you direct into York, Harrogate and Leeds. Please do arrange to view this excellent property as soon as possible, not to miss out on this lovely home!

Located in a popular village, just beyond the outskirts of York. This property is situated in the quiet and quaint village of Nether Poppleton, approximately 3.5 miles from York city centre. The village has a good range of local amenities including shops, well regarded pubs, doctors and dental surgeries, yet retains a wonderful rural village atmosphere. Poppleton Ousebank Primary School is situated on the Main Street and feeds to the highly respected Manor CE Academy. The village combines the advantages of rural and city living, enjoying good access to the west side of York and into the city centre for a full range of shops and services. There are excellent road links with the York outer ring road leading to the A64, (serving Leeds and the motorway network), local bus services and the Park and Ride situated on A59 with services to York city centre. There is also a railway station in Upper Poppleton within easy walking distance, providing regular trains to York, Harrogate and Leeds, making it a popular location for buyers who travel into the city and across the region for work.



Entrance Hall

Entrance composite door to hallway and radiator*.
Doors leading to...

Living Room

14' 1" x 13' 1" (4.29m x 3.98m)

Double glazed bay windows to the front aspect, feature brick fireplace with inset electric stove*, tv point*, ceiling coving, picture rail and radiator*.

Kitchen/Breakfast Room

16' 5" x 11' 5" (5.00m x 3.48m)

The kitchen is fitted with a range of wall and base units with matching worktops over, incorporating a sink with mixer taps, electric oven*, ceramic hob* extractor fan* above, space for an upright fridge/freezer and plumbing for a dishwasher*, double glazed windows to the side aspect and radiator*. Feature fireplace with a wood burning stove. Doors leading to...

Bedroom 2

11' 5" x 8' 0" (3.48m x 2.44m)

Double glazed windows to the front aspect, built in wardrobes, ceiling coving, tv point* and radiator*.

Bedroom 3

11' 5" x 8' 5" (3.48m x 2.56m)

Double glazed windows to the side aspect, tv point* and radiator*.

Bedroom 1

12' 9" x 9' 6" (3.88m x 2.89m)

Double glazed windows to the side aspects, ceiling coving, tv point* and radiator*.

Bathroom

9' 6" x 5' 2" (2.89m x 1.57m)

White suite comprising: Bath with mixer tap and mains shower over*, wash hand basin with mixer tap, set in a vanity unit, low low level wc, double glazed window to side aspect, extractor fan*, heated rail* and radiator*.

Conservatory

12' 2" x 7' 5" (3.71m x 2.26m)

Double glazed windows and French doors leading to the garden. Electric wall heater*.

Utility room

13' 1" x 5' 10" (3.98m x 1.78m)

Fitted with a range of wall and base units with matching worktops over, incorporating a round sink with mixer taps, plumbing for a washing machine*, power and lighting.

Outside

Externally to the front we find ample off street parking for several cars, including space for those with a camper van leading to the house. Gated side access leads to the rear of the property, where we find substantial gardens with a decking area, just right for outside entertaining with a gazebo and a small summer house, and for those who like pottering in the gardens we find perennials, flowering plants and fruit trees, a haven for wildlife and those green fingered buyers. To further compliment the garden we find potting sheds and a greenhouse.



Agents Note

Epc rating TBA, Council tax band D.

Broadband supplier: Virgin Media.

Broadband speed: 390mbps.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

69 Millfield Lane Nether Poppleton YORK YO26 6NB	Energy rating D	Valid until: 14 January 2034
		Certificate number: 0330-2315-5390-2894-6325

Property type	Detached bungalow
Total floor area	84 square metres

Rules on letting this property

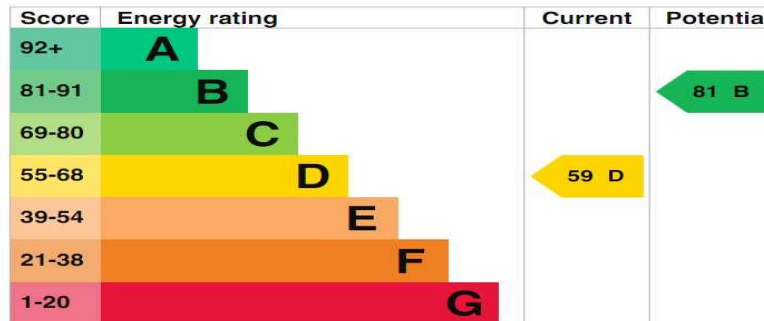
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2315-5390-2894-6325>

Bishops Personal Agents

Tel: D: 01904 375376 M: 07497393391

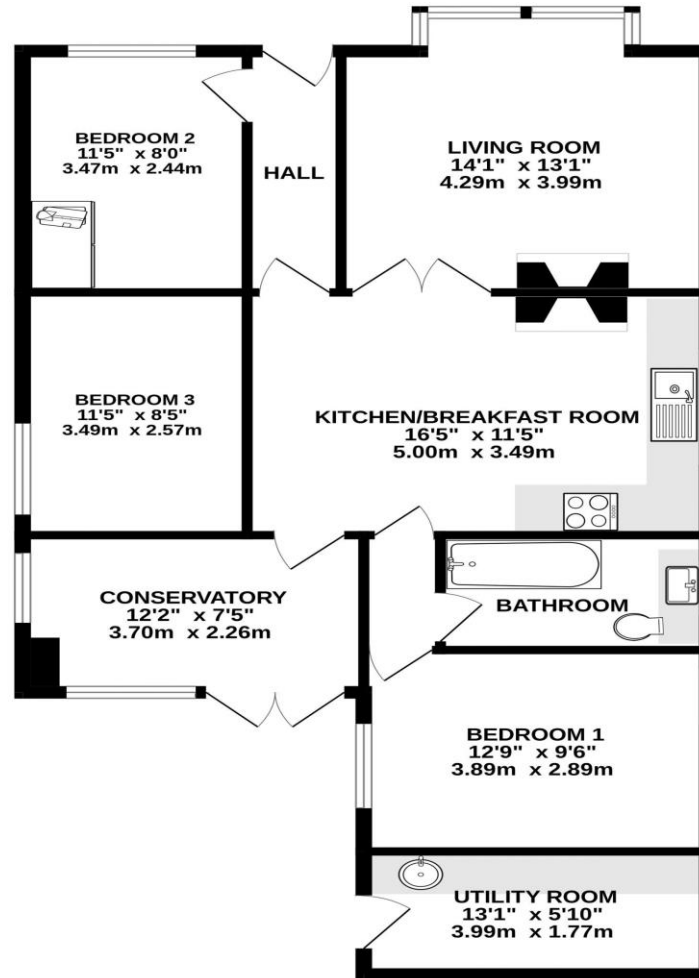
13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishopspa.com

www.bishopspa.com



GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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