



1 Chantry Avenue, Upper Poppleton
York, North Yorkshire YO26 6DJ

Guide Price £439,950


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Bishops Personal Agents offer for sale an immaculately presented three-bedroom detached dormer bungalow, located in the heart of the very popular and sought after village of Upper Poppleton, on Chantry Avenue. Set in a cul-de-sac position, the current owners have thoughtfully designed and updated the bungalow, creating a fabulous home, with both charming and quality features throughout. With its modern fitted kitchen, contemporary bathroom and fabulous gardens, this property will be very popular with a multitude of buyers including families, professional couples and those looking to retire in their forever home. This lovely home will also be very appealing for those wanting a village location or easy commuting to York or further afield by both car or train. The property briefly comprises: Entrance porch and hallway leading us to the reception rooms. To the right we find the cosy bay-fronted living room the focal point, being the fireplace with a wood burning stove. Onward into the heart of the bungalow, through the central lobby with stairs to the first floor, we find the modern fitted kitchen-diner, with a range of grey units, and ample space for a table and chairs. The family bathroom with both a freestanding bath and shower cubicle. Other rooms include the downstairs bedroom with built in wardrobes and dining room with French doors leading out into the garden. From the first floor landing, are two further bedrooms, the principal with its own en-suite. Externally to the front we find a walled garden, with ample off street parking on a block paved drive, leading to the garage. Gated side access leads to the rear of the property, where there is a lovely lawned and fenced garden with a paved patio area, just right for outside entertaining and for those who like pottering in the gardens, we find perennials and flowering plants perfect for green fingered buyers. To further compliment the garden, we find both a summer house 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 directly into York, Harrogate and Leeds. Please do arrange to view this excellent property as soon as possible, not to miss out on this fabulous home!

Located in a popular village, just beyond the outskirts of York. This property is situated in the quiet and quaint village of Upper 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 Porch

Front entrance door and double glazed windows.
Door leading to...

Entrance Hall

Stairs to the first floor, ceiling coving and radiators*.
Doors leading to...

Living Room

14' 8" x 12' 3" (4.47m x 3.73m)

Double glazed bay windows to the front aspect and window to the side, feature fireplace with wood burning stove*, ceiling coving, tv point* and radiator*.

Dining Room

10' 10" x 10' 8" (3.30m x 3.25m)

Double glazed French doors to the rear aspect, oak flooring and radiator*.

Bedroom 1

10' 11" x 10' 9" (3.32m x 3.27m)

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

Kitchen/Breakfast Room

17' 5" x 9' 10" (5.30m x 2.99m)

The kitchen is fitted with a range of modern grey wall and base units with matching worktops over, incorporating a steel sink and drainer with mixer taps. Integral appliances include a built in electric oven*, 4 x gas hobs* with extractor hood*, dishwasher*, plumbing for a washing machine* and space for an upright fridge/freezer*. Ample space for a dining table and chairs. Double glazed windows to rear and side aspects, down lighting, alcove cupboards and radiator*. Door leading to the outside.

Dining Room

10' 10" x 10' 8" (3.30m x 3.25m)

Double glazed French doors to the rear aspect, oak flooring and radiator*.

Bedroom 1

10' 11" x 10' 9" (3.32m x 3.27m)

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

Bathroom

11' 6" x 6' 11" (3.50m x 2.11m)

A four piece white contemporary bathroom suite comprising; Free standing bath with mixer tap, low-level wc, wash hand basin, set in a vanity unit with mixer tap and a shower cubical with mains shower*. Double glazed window to the rear aspect, down lighting, heated rail* and roll top radiator*.

First Floor Landing

Velux to side aspect and radiator*. Doors leading to...

Bedroom 2

15' 5" x 10' 7" (4.70m x 3.22m) Longest points

Vekux to the front aspect, built in wardrobes, tv point* and radiator*. Door leading to...

En-suite

A three piece white bathroom suite comprising; Bath with mixer tap and shower head*, low-level wc and wash hand basin, set in a vanity unit, velux to front aspect and heated rail*.



Bedroom 3

10' 6" x 7' 8" (3.20m x 2.34m)

Double glazed window to the rear aspect, telephone point* and radiator*.

Garage

16' 0" x 7' 8" (4.87m x 2.34m)

Roller door. Power and lighting*. Door to the garden.

Outside

Externally to the front we find a walled garden with ample off street parking on a block paved drive, leading to the garage. Gated side access leads to the rear of the property, where we find a lovely lawned and fenced garden with a paved patio area, just right for outside entertaining and for those who like pottering in the gardens we find perennials and flowering plants perfect for green fingered buyers. To further compliment the garden, we find both a summer house and a greenhouse.

Agents Note

Epc rating D, Council tax band D.

Broadband supplier: Virgin Media.

Broadband speed: Ultrafast Full Fibre.

Water supplier: Yorkshire Water.

Gas supplier: EDF.

Electricity supplier: EDF.





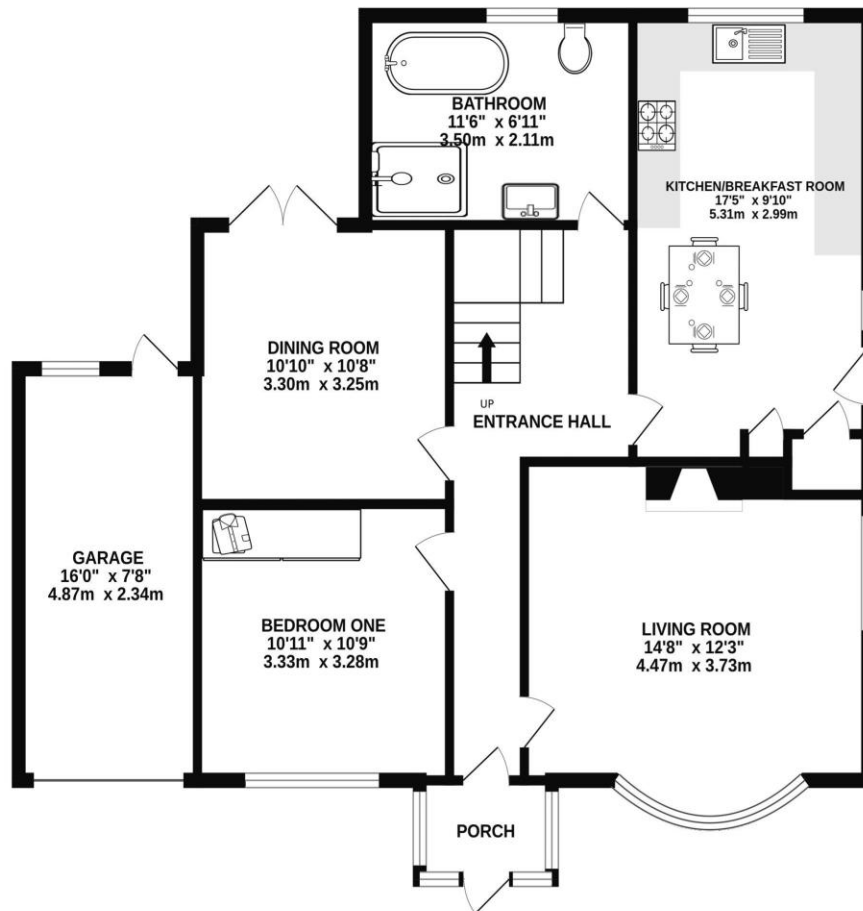
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GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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