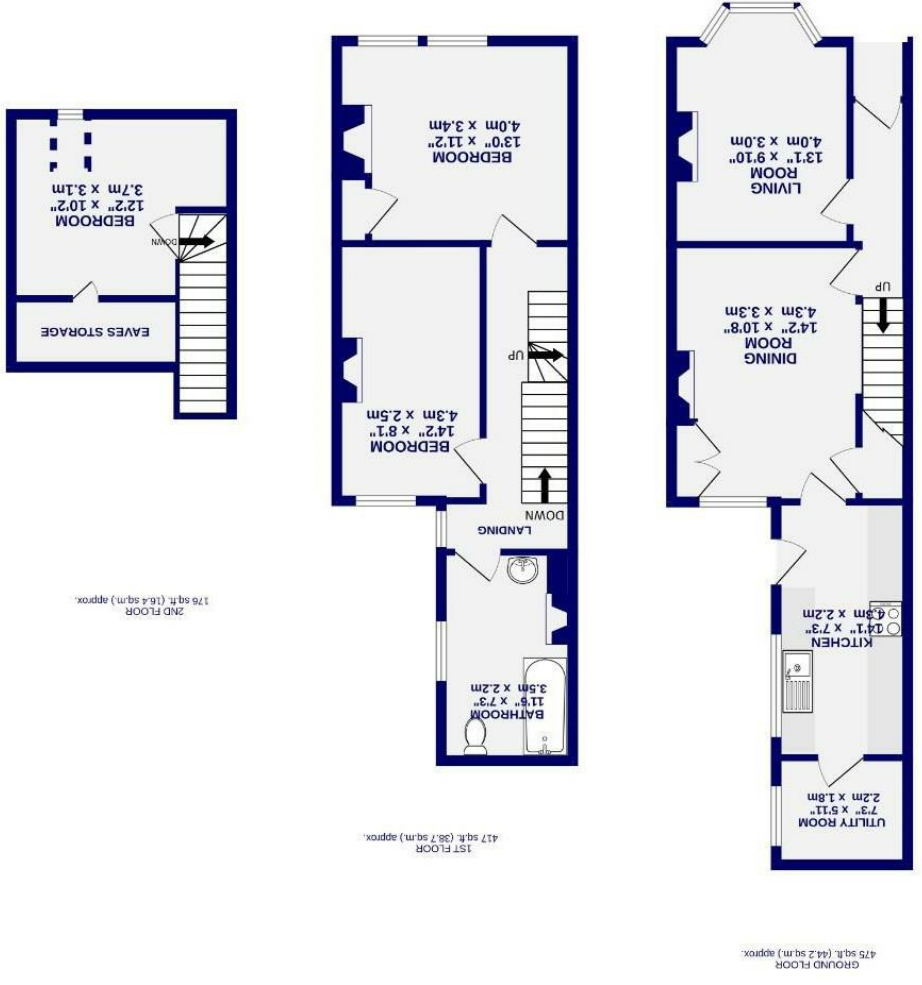


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Period Townhouse
- Three Bedrooms
- Superb Rear Garden
- Two Reception Rooms
- Original Features Throughout
- Sought After Location
- No Onward Chain
- EPC - D

Freehold  
Council Tax Band - C

# Poppleton Road Holgate, York YO24 4TT





Poppleton Road  
Holgate, York  
YO24 4TT

Offers Over £400,000



Located in the sought after residential area of Holgate, just south of York city centre and train station, is this beautifully presented period townhouse. Retaining many original features throughout, yet boasting an unusually long garden for a property of this type, this home should not be missed. Poppleton Road offers a range of local amenities including convenience stores, eateries and bus connections to the city centre and further afield. Hugely popular among a range of buyers, this area is ideal for those who work in the city or who need regular access to the train station for commuting.

Internally the property offers an entrance hall with beautiful original Victorian tile flooring. To the right are two well proportioned reception rooms, with the front room boasting a wonderful bay window allowing light to flood through. As found throughout the majority of the property, the two reception rooms offer original fireplaces in addition to Victorian storage, deep skirting boards and ceiling cornices. To the rear is the fitted kitchen which offers a range of storage as well as space for integrated appliances. To complete the ground floor is the convenient utility room and understairs cupboard.

On the first floor are two well proportioned bedrooms, a spacious landing and a wonderful three piece bathroom. The final bedroom is located on the second floor and boasts an original dormer window that overlooks trees to the front.

Unlike most properties of this type and era, this home has a superb rear garden that is generous in size. Offering a typical patio area immediately to behind the property, the garden then extends away from the property. With lawn and flower beds, this garden can be enjoyed all year round and has the scope for further extension or development (subject to the relevant planning permissions).

Offered with no onward chain, this property should not be missed. Early viewing is highly recommended.

Council Tax Band - C

