

1ST FLOOR

BEDROOM 2 126° × 86° 3.8 × 2.6° ACCOM 2 ACCO



Freehold Council Tax Band - B

- Period Mid Terrace House
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- · Separate Front Living Room
- Two Double Bedrooms
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- South Facing Rear Courtyard
- EbC D

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 is of particulars in good working order, or that the property is in good structural condition or the order of the order and we would be be as statement of fact'. If there is any point which is of particular importances, equipment or facturatial condition or otherwise. Any assuments flow have not tested any services, equipment or factinaties 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 of the areas, and in the endition or precises. Purchasers must satisfy themselves by inspection or by otherwise regarding the items and as to the correctness of each of the areas ments of particulars. No person in the employment of Anat and an automating to the sectors in the satisfy themselves any service is and to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the time approach. Any each ments contained in these particulars. No person in the employment of Anatom support of the employment of the anatom support of the employment of the vendor.

4'2W X 3'5W T4,TT, X T0,L, FIAING BOOM

3.8m × 3.3m 12'6" × 10'11" DINING ROOM

> 4.2m × 2.4m 13'9" × 7'11 KITCHEN

GROUND FLOOR



ups 0.06) JLps696 : A3RA ROOLF JATOT

163 POPPLETON ROAD

Ashtons

## Poppleton Road, York, YO26 4UW

## Poppleton Road York Y026 4UW

£280,000



Located on Poppleton Road in the popular Holgate area of York, well known for its excellent links to York city centre and York Railway Station. Holgate has a range of local amenities including the historic windmill, West Bank Park and Howe Hill allotments for the avid gardener.

The accommodation in brief comprises; the front forecourt leads to an entrance hallway with the original Victorian tiles. A separate lounge to the front of the property is found with a gas fire and double windows allowing the light to flood into the room. The dining space still has its original cupbaords in the alcove space and the hard wood flooring keeps the property in touch with its original characteristics. The rear kitchen with its floor and wall units, provides plenty of space for food preparation and for white goods under the kitchen top.

To the first floor are two double bedrooms, and a family bathroom with a walk in shower and bath.

Externally this south west facing rear plot offers a generous external courtyard. the garage has been removed to create a space bigger than most with indian stone laid to create a low maintenance space. On street parking is available to the front.

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