



# Poppleton Road Holgate, York YO24 4TT

Freehold  
Council Tax Band - C

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



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Poppleton Road  
Holgate, York  
YO24 4TT

£400,000

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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.

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