

LANCASTER
SAMMS

14 Hillcrest Avenue, Nether Poppleton

York

£599,950



A substantial detached home, choicely situated in a cul-de-sac in a favoured position in the village of Nether Poppleton, offering generous and versatile accommodation. Internally the bright and airy property includes a lovely open plan dining kitchen opening onto a south west facing garden.

An entrance hallway with storage leads to the principal living space, including a duel aspect lounge with log burning stove for the winter months. To the rear elevation is an impressive dining kitchen, with ample space for a large table and entertaining. There is a full range of wall and base units with laminate work surfaces plus inset sink with drying area. Integrated appliances include a NEFF double oven, 5 ring gas hob, dishwasher and fridge/freezer. The garden can be accessed directly via French doors or an additional courtesy door.

There are two double bedrooms located on the ground floor including fitted wardrobes to bedroom two. In addition is a stylish shower room with wash basin and separate WC. To the first floor are two further double bedrooms and house bathroom/WC. Bedroom one has attractive exposed beams, storage cupboard and further eaves storage. The house bathroom features a large walk in shower with dual shower heads, bath, wash hand basin and radiator.

Externally to the front is a large gravel driveway providing ample off street parking and access to the integrated garage with electronic roller door. To access the rear there is an external gate to the right hand side, and secure fencing to the left hand side. The south west facing rear garden is mainly laid to lawn with mature borders and ornamental trees, with decked areas to both ends to catch the best of the days sun. In addition is a solid garden room, both insulated and double glazed with power and light, perfect as a studio or for home working. In summary, a much cherished and cared for home which would equally suit a growing family or those downsizing. Offered in absolute walk in condition.

LOCATION

The thriving village of Poppleton boasts many local amenities including schools, shops, services and sports facilities. The area has excellent transport links to York and Harrogate via the A59 together with a railway station making a commute to York within very easy reach.

DIRECTIONS

On approaching the A59 to Harrogate, take the first right turn at the traffic lights into Station Road. Continue/bear right onto Main Street and follow around the village eventually taking a left hand turning onto Church Lane after the Lord Nelson Pub. Take a right into Hillcrest Avenue and right again into the cul-de-sac. The property is located straight ahead.





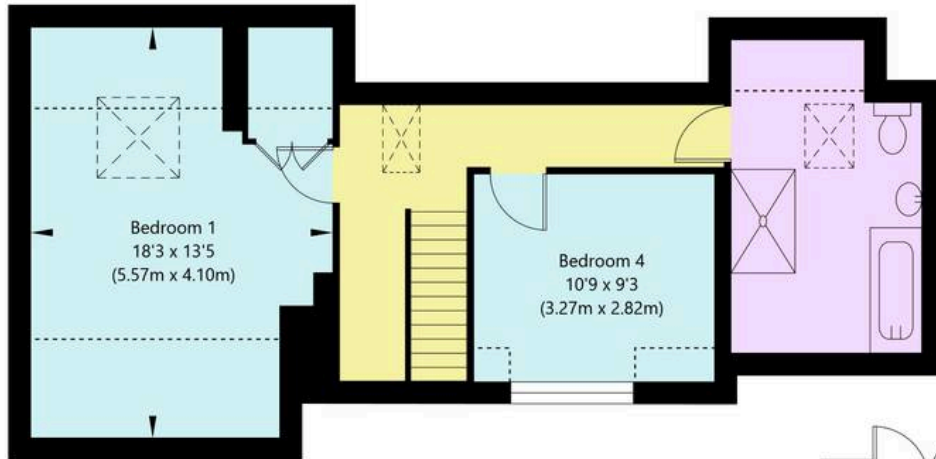




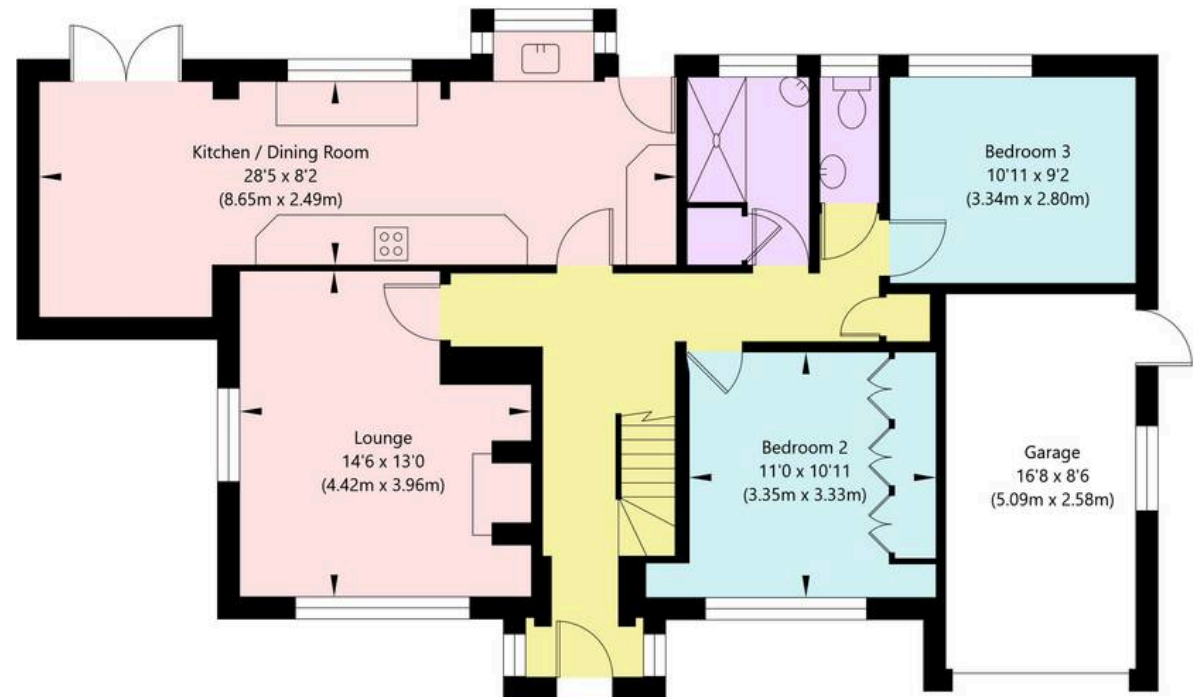
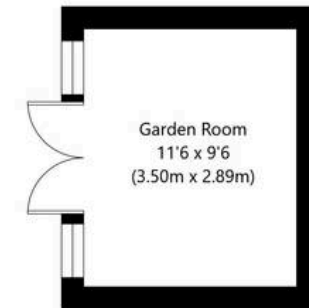




Hillcrest Avenue , Nether Poppleton, York, YO26 6LD



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 560 SQ FT / 52 SQ M



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 918 SQ FT / 85.27 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1478 SQ FT / 137.27 SQ M - (Excluding Garage & Garden Room)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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