

LANCASTER
SAMMS

18 Hillcrest Avenue, Nether Poppleton

York

£500,000



A substantial semi detached home, choicely situated in a cul-de-sac in the favoured end of Nether Poppleton, offering generous and versatile accommodation. The four bedroom property has been upgraded to a high standard, with thoughtful layout suitable for modern family living.

Internally a storm porch, then entrance hallway leads to the principal accommodation including the formal bay fronted lounge with central log burning stove and fitted storage. Oak bi-fold doors lead to the dining area.

The centrepiece of the house is the social kitchen dining room and adjoining snug. The kitchen includes quartz work-surfaces and a range of contemporary fitted units and central island including halogen hob and downdraft extractor. There is a full complement of integrated appliances including dual eye level ovens, coffee machine, fridge freezer and dishwasher. The snug acts as a versatile second lounge, with the dining room bathed in light with a vaulted ceiling, skylight and French doors.

To the first floor are four bedrooms, three with fitted storage, house bathroom and en-suite shower to the master.

Externally to the rear is an enclosed garden mainly laid to lawn with fenced boundaries. There is a substantial home office with internal store, power and light. Perfect for those who work from home or as a home gym/studio. To the front elevation is a generous gravelled drive providing ample parking. In summary, a superb four bedroom semi detached house in a choice area, ready for immediate occupation.

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 on the left.

Council Tax band: C

Tenure: Freehold



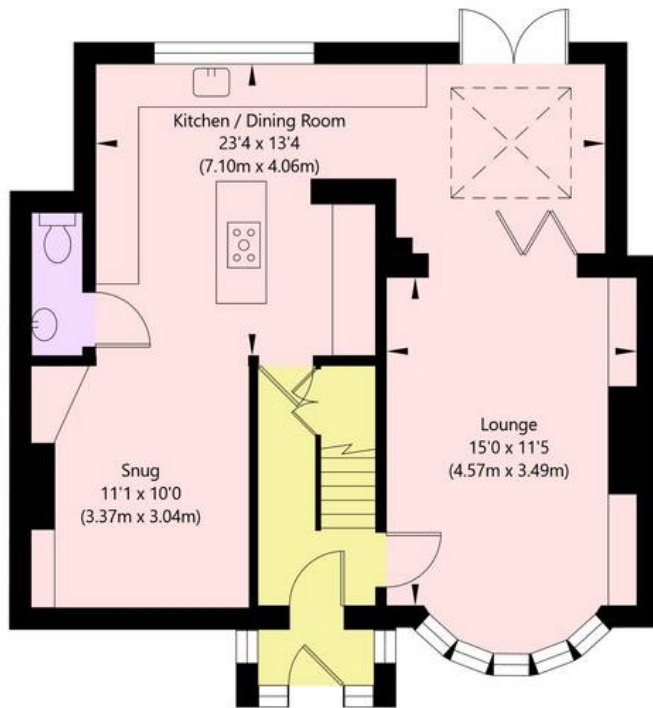




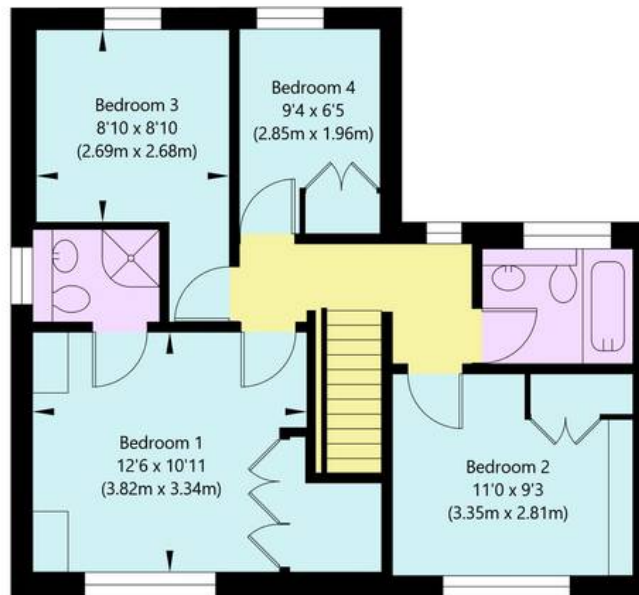




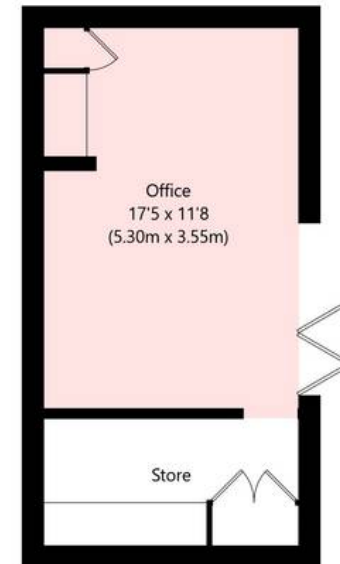
Hillcrest Avenue Nether Poppleton, York, YO26 6LD



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 684 SQ FT / 63.54 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 565 SQ FT / 52.52 SQ M



Garden Office

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1249 SQ FT / 116.06 SQ M - (Excluding Garden Office)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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