



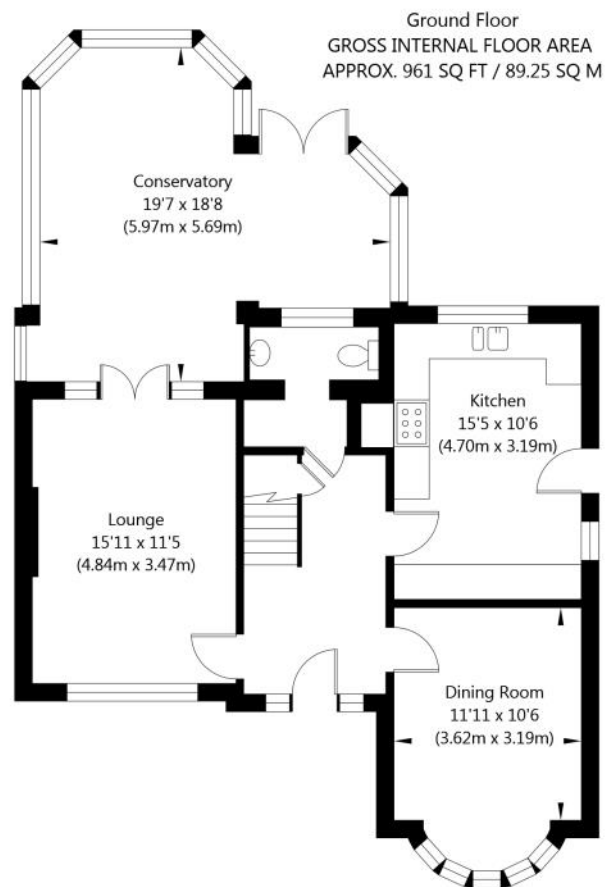
Station Road Upper Poppleton York YO26 6QA

An attractive 5 bedroom detached period house with a long west facing rear garden, situated in one of York's most sought after villages.

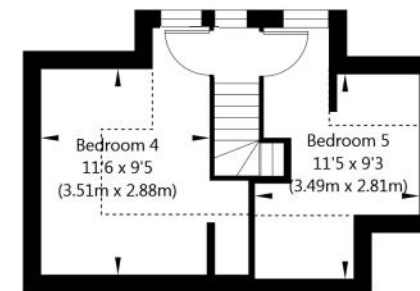
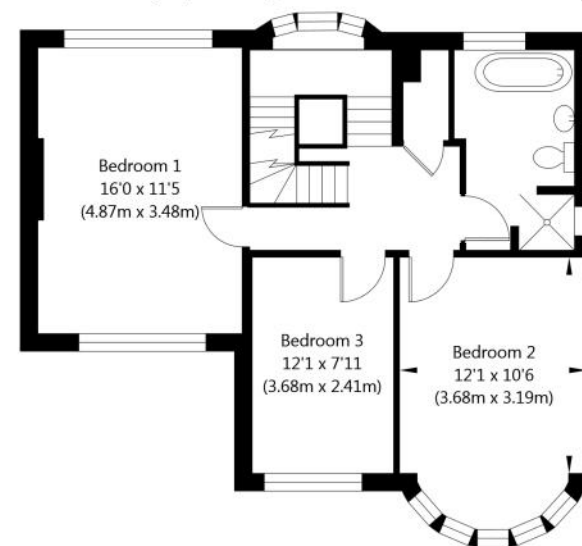
The ground floor has a panelled entrance hallway with oak floor, a cloakroom/WC, two reception rooms, a fitted kitchen and a large conservatory overlooking the rear garden.

The dining room at the front has a deep curved bay window, and the lounge features a gas flame fire in a marble surround, a window to the front and French doors into the conservatory. The spacious conservatory has an oak floor and provides plenty of space for flexible uses. The kitchen also has an oak floor and is fitted with a range of wall and base units with wooden worktops, tiled splashbacks, and spaces for a range cooker, dishwasher, washing machine and tumble dryer. The cloakroom/WC is tucked away in a charming space behind the staircase.

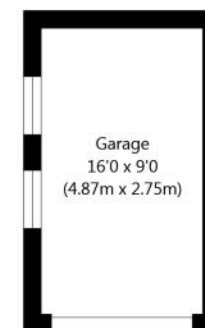
The turning staircase features an attractive window on the half landing that looks out over the rear garden. On the first floor there are three double bedrooms and a stylish bathroom/WC with a four piece suite including a freestanding bath, a shower cubicle, a wall hung vanity sink unit and tiled walls and floor.



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 646 SQ FT / 60.05 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 254 SQ FT / 23.58 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1861 SQ FT / 172.88 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.





On the second floor the loft space has been converted to provide two bedrooms with windows to the rear. The property has gas central heating, is mostly double glazed and has an Energy Performance rating (EPC) of E.

The house is set back from the road behind a mature hedge with a tarmac driveway providing off street parking for several cars. There is a neat stone flagged patio area which extends around the side of the house to the detached garage, which has power and light. The lawned rear garden is a fantastic size, extending to approximately 130 feet, with a further section of meadow extending to approximately 105 feet beyond. There is a smart and extensive patio seating area adjacent to the house featuring a Well, which has been neatly built up in brick to match the patio.

The property is conveniently situated just 0.1 miles from the train station at Poppleton, which is just one stop from York mainline station. The centre of village with its attractive green is less than half a mile to the north.

Council Tax

Band F. 2021/2022 - Approx. £2596.





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