Ashtons

Black Dike Lane, Upper Poppleton, York, YO26 6PT

Black Dike Lane
Upper Poppleton, York
YO26 6PT

£325,000

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An attractive and beautifully presented two bedroom semi detached cottage, tucked away in the highly sought after village of Upper Poppleton and benefiting from a rear garden and two allocated parking spaces.

The property has since been significantly improved by the current owner, including the installation of a new kitchen and two new bathrooms, creating a stylish home ready to move straight into.

The accommodation opens into an entrance hall with stairs leading to the first floor. The spacious living room provides an excellent main reception space with a window to the front allowing plenty of natural light.

To the rear is the newly fitted kitchen and dining room, providing a modern range of fitted units, integrated appliances and plenty of space for a dining table. A door leads directly out to the rear garden.

To the first floor are two bedrooms. The principal bedroom is a generous double and benefits from a newly fitted en suite shower room, while the second bedroom is served by a separate newly fitted house bathroom.

Externally, the property enjoys an enclosed lawned rear garden with gated access leading through to allocated off street parking spaces.

Upper Poppleton remains one of York's most popular village locations, offering an excellent range of local amenities and convenient access to York city centre and the outer ring road. Poppleton railway station is also within easy walking distance, providing a convenient connection into York and beyond.

With its newly fitted kitchen, two new bathrooms, private garden and two allocated parking spaces, Danby Cottage offers an excellent opportunity to acquire a beautifully presented home in a particularly desirable village setting.

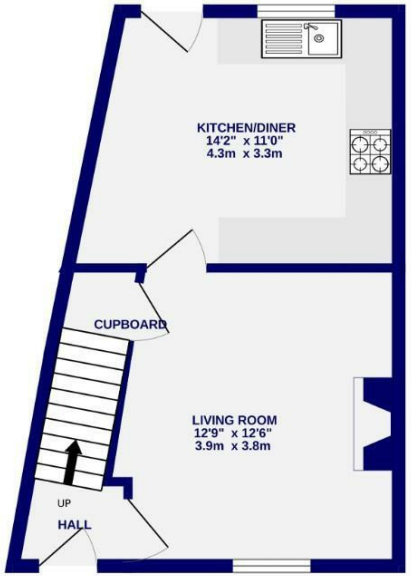
Council Tax Band C.

Black Dike Lane
Upper Poppleton, York
YO26 6PT

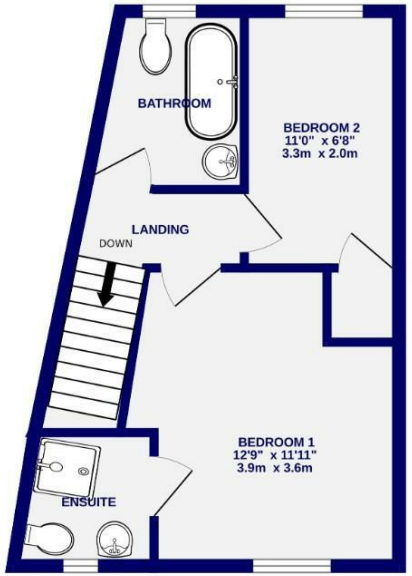
Freehold
Council Tax Band - C

- Modern Semi Detached House
- Private Rear Parking
- Rear Garden
- New Kitchen
- Two New Bathrooms
- No Onward Chain
- EPC TBC

GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



DANBY COTTAGE, BLACK DYKES LANE, UPPER POPPLETON

TOTAL FLOOR AREA : 673 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Ashtons

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