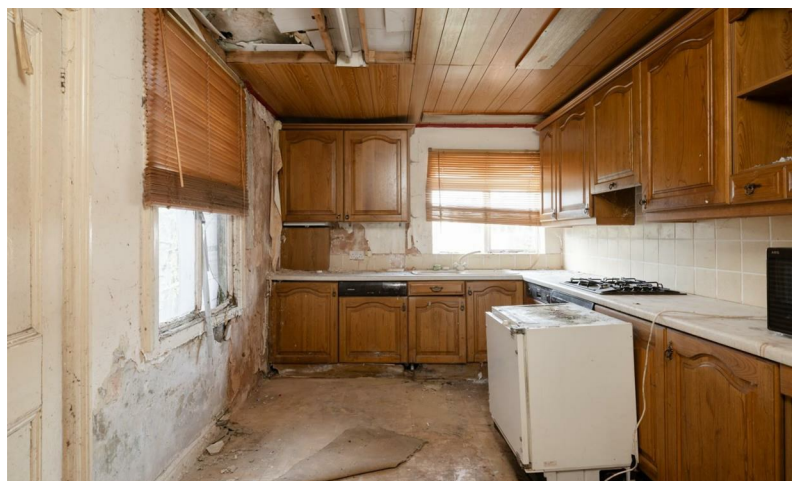


Poppleton Road, York YO26 4UL

Offers Over £180,000

Stephensons
estate agents & chartered surveyors



CASH BUYERS ONLY - OPEN VIEWING WEDNESDAY 22ND APRIL - register your interest

A rare and exciting opportunity to acquire a period forecourted terrace of considerable potential, having remained unoccupied for approximately 20 years and now requiring a comprehensive programme of modernisation, offered for sale with no forward chain.

Tenure: Freehold
 Broadband Coverage: Up to 1000* Mbps download speed
 EPC Rating: TBC
 Council Tax: B - City of York
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
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Associate Partners:

N Lawrence
 I Jarvis MNAEA

This period forecourted terrace presents a rare and exciting opportunity for buyers seeking a full renovation project. Having stood empty for approximately 20 years, the property now requires an extensive programme of modernisation and upgrading, offering significant scope to create a stunning home tailored to individual tastes.

Despite its current condition, the property retains a wealth of original period features, including high ceilings, decorative coving, traditional skirtings, and picture rails, all of which provide a charming foundation for restoration.

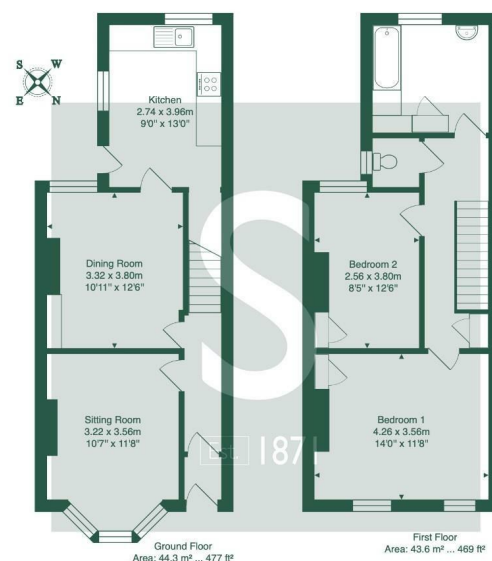
The accommodation comprises a living room, dining room, and a larger-than-average kitchen to the ground floor. To the first floor are two well-proportioned double bedrooms and a bathroom. There is also excellent potential to extend into the loft space, subject to the necessary planning permissions.

Externally, the property benefits from a generous rear walled courtyard with double timber gates, offering the potential for off-street parking. The courtyard backs directly onto Howe Hill allotments, providing a pleasant open aspect. To the front, on-street parking is available.

Situated in the popular Poppleton Road area of York, this is an ideal opportunity for investors or buyers looking to restore a characterful home in a sought-after location.

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All measurements are approximate and for display purposes only.
 Actual position of fixtures, windows and doors may not be accurate and should be independently verified.