



The Green, Upper Poppleton, York
YO26 6DP

Guide Price
£1,275,000

HUNTERS[®]
EXCLUSIVE



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The Green, York

DESCRIPTION

Delightful double bay-fronted four-bedroom detached family home, beautifully modernised and extended, situated in the heart of one of York's most popular villages and less than five miles from York city centre.

Dene Holm is a charming traditional Victorian home that has been thoughtfully transformed by the current owners, combining original period character with contemporary family living. A stunning bespoke architect-designed extension creates an impressive light-filled kitchen, dining and family space, opening seamlessly onto a covered outdoor seating area.

The property was formerly owned by the neighbouring Poppleton Methodist Church and provided a residence for the Minister, enjoying a wonderful position close to the pretty village green.

The accommodation comprises a welcoming entrance hall, two bay-fronted reception rooms and a downstairs cloakroom. The impressive extended kitchen features a breakfast bar island and opens through a feature glazed opening into the family sitting area. A utility room and home office/study provide further practical space. To the first floor are four original bedrooms and a family bathroom. The principal bedroom benefits from a further extension incorporating a walk-through dressing room and a spacious en-suite shower room.

Externally, the front garden is attractively landscaped behind a dwarf wall, with feature lavender beds. The rear garden has been designed for entertaining, featuring a paved seating area partially sheltered beneath the extension and a charming brick-built bar.

A beautifully presented and characterful family home offering an exceptional blend of period charm, contemporary design and versatile living space in an enviable village setting.

EPC to follow. Council Tax Band F.

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







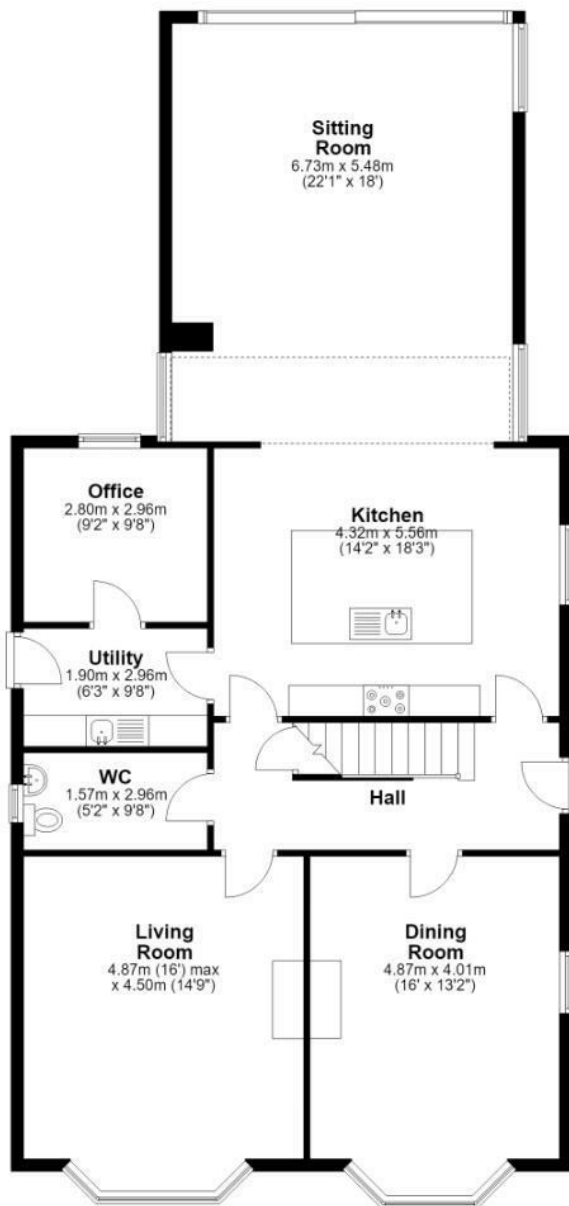






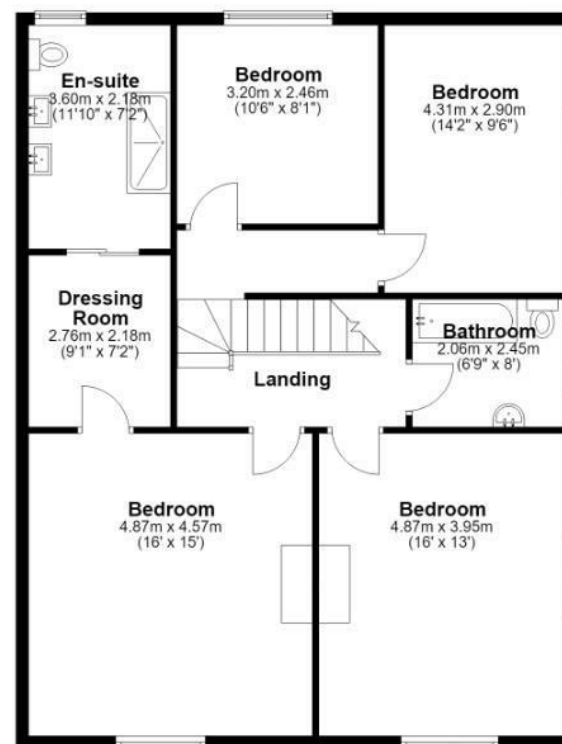
Ground Floor

Approx. 136.8 sq. metres (1472.7 sq. feet)



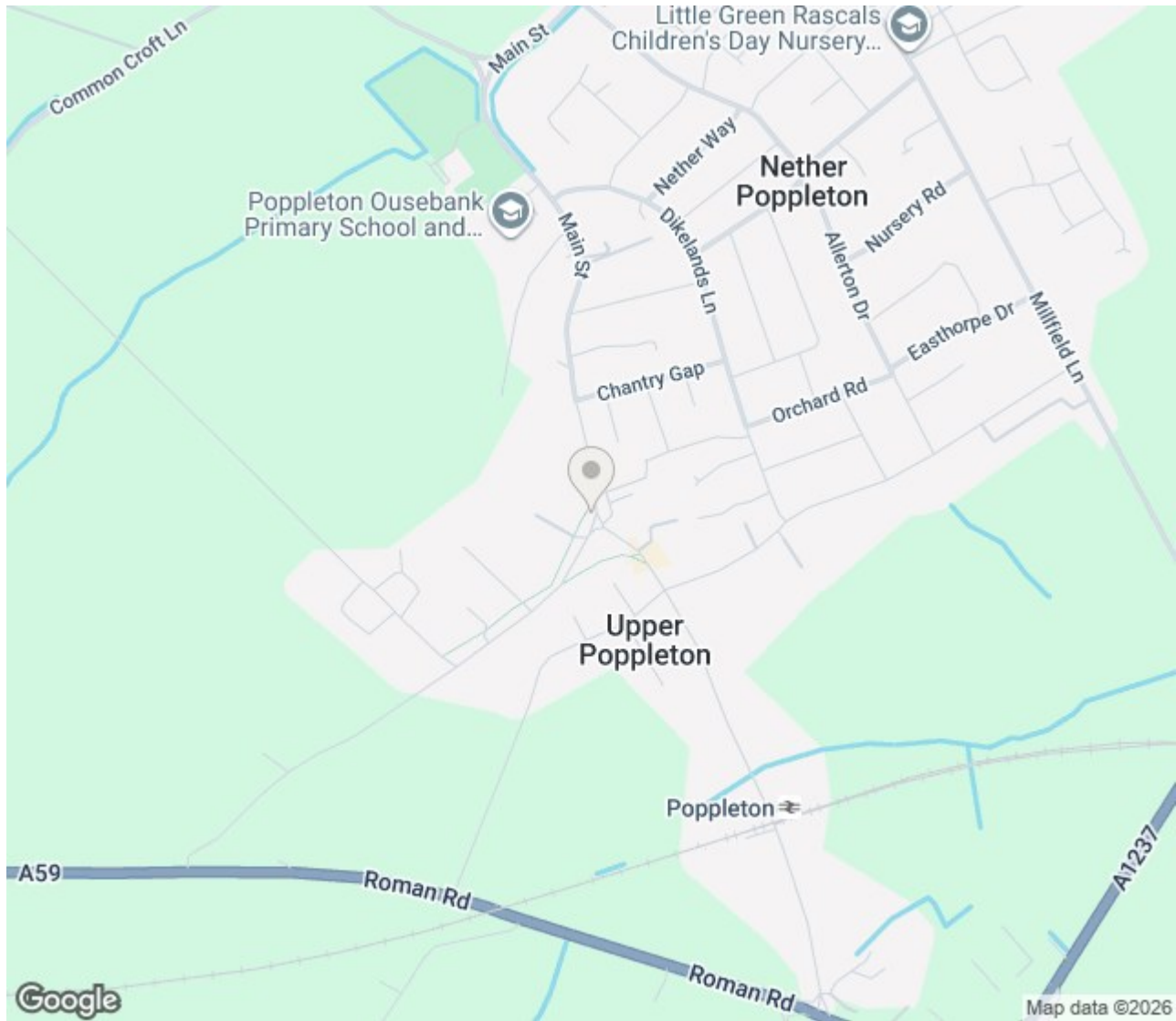
First Floor

Approx. 95.4 sq. metres (1026.9 sq. feet)



Total area: approx. 232.2 sq. metres (2499.6 sq. feet)

Not to scale-for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified.
Prepared by Andrew N Wilson Photography
Plan produced using PlanUp.



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 