



1 Hawthorne Close, Nether Poppleton

York

Guide Price **£395,000**

Introducing a 2/3 bedroom detached bungalow nestled in the ever popular village of Poppleton.

The property is entered via the recently fitted kitchen with wheelchair accessibility. Appliances include an induction hob, electric oven and fridge freezer with space for a dishwasher, washing machine and tumble dryer. Leading from the kitchen is a dining room with ample space for a table and chairs. This room was formerly a bedroom, and could easily be re-instated as such. The double aspect lounge is of generous proportions and boasts a feature fireplace. There are two well-appointed bedrooms, one having patio doors onto the rear garden and the master with built in storage. Serving the bedrooms is a modern fully tiled bathroom with bath, basin and WC.

Externally to the front elevation is a lawn with hedged boundaries and a resin driveway providing off street parking for 2/3 vehicles. This leads to an attached brick built garage with up & over door. At the rear is a sunny south-east facing garden laid mainly to lawn with patio area and fenced and hedged boundaries.

Further enhancing the property's appeal is the absence of a forward chain - eliminating any potential delays in the purchasing process. This feature offers peace of mind to prospective buyers, making the transition all the more seamless.

LOCATION: Conveniently situated in the village of Poppleton which has amenities aplenty! These include three Pubs, a Dentist, Convenience Stores, Post Office, Community Centre, Library and a Butchers to name a few! There is a local bus service, as well as the Park & Ride just outside the village and a train station that goes to York City Centre and Harrogate.

DIRECTIONS: From the York outer ring road in the north west at the roundabout with the A59, follow the A59 in a north westerly direction and take the first right hand turning into Station Road. Continue over the railway crossing and take the first right into Long Ridge Lane and on the bend take the first left into Dikelands Lane. Continue, taking the fourth right hand turn into Ebor Way, then second left into Nether Way where Hawthorne Close can be found on your left hand side.

COUNCIL TAX

City of York Council Tax Band D - £2158.93 for 2025/2026

Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: D







Hawthorne Close, Upper Poppleton, York, YO26 6HP



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 769 SQ FT / 71.44 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 769 SQ FT / 71.44 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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