



15

Station Road, Upper Poppleton, YO26 6PX

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A rare opportunity to purchase an imposing detached residence set on a substantial plot along the highly sought-after Station Road in Upper Poppleton.

Built in 1963, Stoneridge has been a much-loved family home and now offers prospective buyers the chance to make it their own. The property sits well back from the road, approached via a generous driveway providing ample off-street parking and access to a double garage.

A bright and welcoming reception hall greets you on arrival, with stairs leading to the first floor. The ground floor offers three spacious reception rooms, including a dual-aspect living room with a feature fireplace, a formal dining room, and an additional snug or family room.

The fitted kitchen provides a range of wall and base units, a walk-in pantry, and ample space for a dining table. A useful utility room lies off the kitchen, giving access to the garden and a staircase that leads up to a versatile playroom or home office situated above the garage.

Upstairs, the bright and airy principal suite benefits from fitted wardrobes and an en-suite shower room. Four further generously sized bedrooms are served by the house bathroom, complete with a corner bath, and a separate WC.

A loft hatch with a pull-down ladder provides access to a fully boarded loft, offering excellent storage and potential for conversion into additional living space (subject to the necessary consents).

Externally, the rear garden is a true highlight- an expansive lawn surrounded by mature borders and a paved patio area, perfect for outdoor dining and relaxation.

Upper Poppleton offers excellent amenities, including shops, primary school, pubs, cafes, train station with regular services to Harrogate, York & Leeds and a village hall. Surrounded by countryside, the village is a popular choice for those seeking a village lifestyle.





- Substantial Plot
- Three Spacious Reception Rooms
- Fitted Kitchen & Utility Room
- Five Bedrooms
- Ensuite & Family Bathroom
- Playroom/Study
- Fully Boarded Loft Space With Ladders
- Double Garage & Driveway
- Sought After Village Location
- No Onward Chain

**Offers In Excess Of £1,450,000**

**Tenure: Freehold**

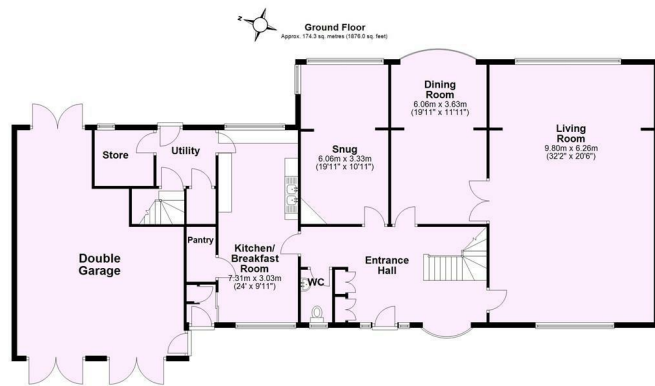
**Council Tax Band: G**



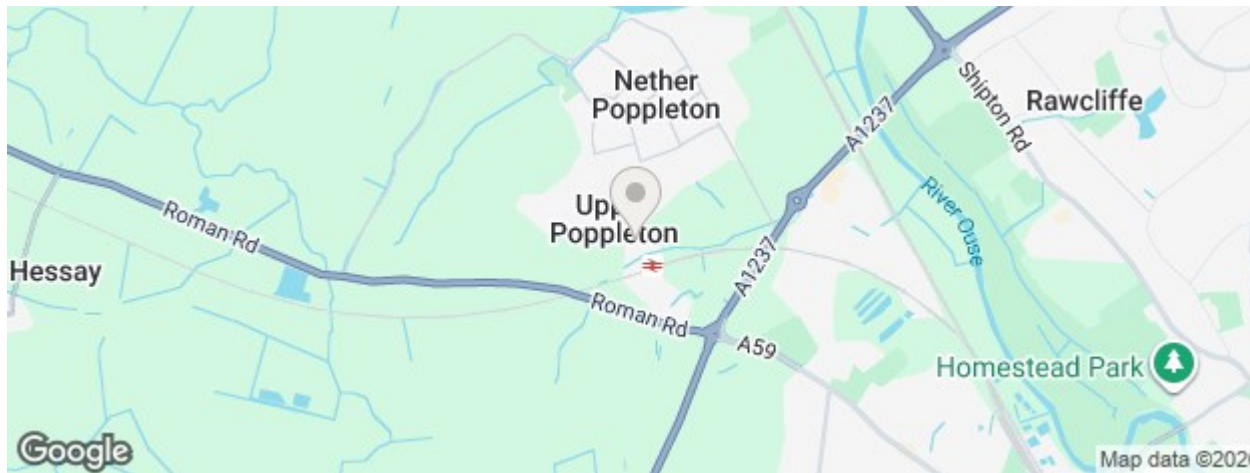
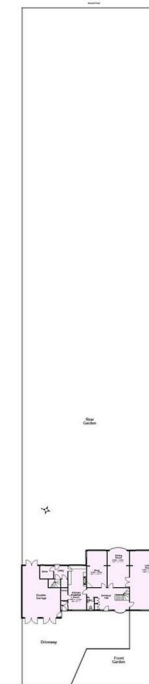


An impressive detached five bedroom property, situated on a substantial plot with large rear garden, double garage and driveway. Located in the sought-after Upper Poppleton and available with no onward chain.





Total area: approx. 302.1 sq. metres (3251.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>71</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>49</b>

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**IMPORTANT NOTICE**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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