



POPPLETON HALL GARDENS, NETHER POPPLETON, YORK GUIDE PRICE £925,000

10 Poppleton Hall Gardens, Nether Poppleton, York, North Yorkshire, YO26 6LE

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POPPLETON HALL GARDENS, NETHER POPPLETON, YORK

Behind the modest frontage of this house there is a spacious family house and a stylish self-contained annexe. There is a good-sized garden sloping down to a river frontage and there are spectacular views to the river and the countryside beyond.

An extended, superbly presented semi-detached house, with a self-contained two-story annex, standing in substantial, mature gardens that lead to the River Ouse with mooring rights.

Both properties are self-contained and have their own gas central heating supply and are double glazed. The main house extends to around 1800 ft.² and comprises of an entrance porch, entrance hall, a good sized dual aspect living room with a fireplace and doors that lead out onto a decked terrace, a kitchen with a door to the same, a dining room, again with patio doors to the rear terrace made of durable weathered American pine, a utility room, WC and a flexible room which could be a fifth bedroom, a playroom or an office. To the first floor is the master bedroom with doors that lead out onto a balcony which has fantastic views across the gardens onto the river and fields beyond, there are also fitted wardrobes and an ensuite shower room. There are three further bedrooms and the house bathroom.

The annex offers self-contained accommodation (around 900 FT²) and is accessed by its own private entrance door with hallway with built-in cupboard, the master bedroom with fitted wardrobes and an ensuite shower room. Stairs then lead down to a lower level with a good sized, contemporary open plan living space incorporating a modern kitchen and bifold doors that lead out to the rear garden. There is also a bedroom with its own WC.

Externally to the front of the house is a driveway providing off street parking that leads to a detached single garage and a pebbled area, a path runs along the side giving access to the rear. To the rear is a fantastic, mature garden which is mainly to lawn with planted borders, hedged boundaries and leads down to a jetty at the bottom, with power point, onto the River Ouse, a perfect setting.

Nether Poppleton is one of York's most highly regarded villages offering a wide range of shops and facilities including its own railway station, also highly regarded schools being Poppleton Ousebank Primary school and Manor Comprehensive school.

A unique and versatile property which is likely to appeal to a wide range of purchases with different needs. An internal viewing is strongly recommended to appreciate the accommodation and location on offer

NOTE

Regarding the River Ouse a GPS survey was conducted when the annex was built and this revealed that it is not in the slightest risk of being flooded. When the river rises it stays well below the level of the lawn. The survey can be seen for insurance purposes.



FLOOR PLANS

Approx. Gross Internal Floor Area 1806 sq. ft / 167.72 sq. m
 Annexe 929 sq. ft / 86.35 sq. m
 Outbuilding 82 sq. ft / 7.63 sq. m
 Total 2817 sq. ft / 261.70 sq. m

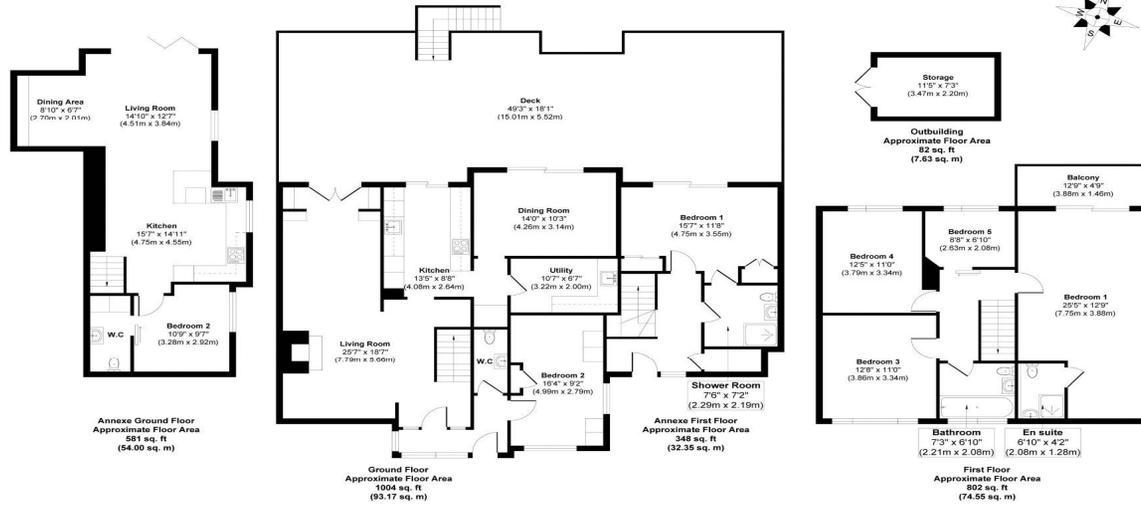
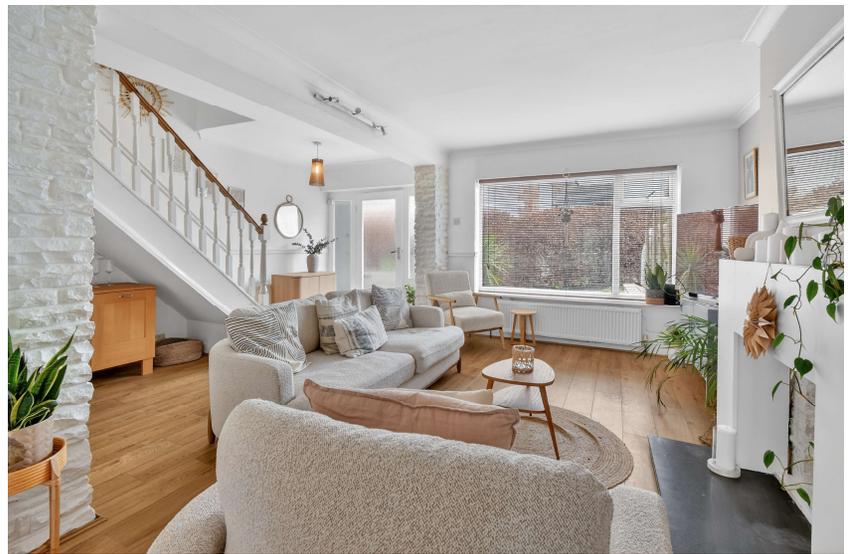


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Energy performance certificate (EPC)

10, Poppleton Hall Gardens Nether Poppleton YORK YO26 6LE	Energy rating	Valid until:	15 May 2028
	C	Certificate number:	0152-2886-7958-9098-8561

Property type: Mid-terrace house
Total floor area: 156 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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