Cundalls

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ESTABLISHED 1860

# THE POPLARS

# MAIN STREET, SINNINGTON



**A detached family house set in over one third of an acre, located on the southern edge of this sought after village.**

Over 1,400 square feet of accommodation in need of refurbishment.
Entrance hall – living room – sitting room - dining room - breakfast kitchen – rear porch with WC
Three bedrooms – Wet room
Sizeable Gardens of One Third of an Acre, with a Southerly Aspect, Private off-street parking

**NO ONWARD CHAIN**

## GUIDE PRICE £299,000

ISO 9001 CERTIFIED ORGANISATION
United Registrar of Systems Cert No. 1745

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RICS

**A detached village property in need of refurbishment and renovation throughout, offering a huge amount of potential and set within a third of an acre, located in a very well-regarded National Park Village.**

Believed to have been constructed in the 1920s, with rendered facades under a tiled roof, The Poplars is a detached family home which offers a huge level of potential to create a comfortable home and amounts to 1,419 square feet in total.

In brief: entrance hall, two reception rooms with open fires, breakfast room, kitchen and cloakroom. On the first floor: three bedrooms, (two doubles and a single), bathroom and separate WC. The property has gas central heating and upvc double glazing.

The majority of the gardens are to the eastern side of the house, with a southerly aspect, and extending to just over one third of an acre. Within the garden is a dilapidated garage, with access from the lane fronting the house.



Sinnington is a most sought-after village on the southern fringes of the North York Moors National Park. Located between the market towns of Pickering (4 miles approx) and Kirkbymoorside (4 miles approx). The village has the benefit of a primary school and a well-regarded country pub and restaurant.

**ACCOMMODATION COMPRISES**

FRONT ENTRANCE PORCH
Upvc double glazed construction on a brick base and with upvc half-glazed door and polychrome tiled floor.

ENTRANCE HALL
Front door. Stairs to the first floor with open under-stairs area. Radiator. Telephone point.

SITTING ROOM
4.40 m(14'5'') into bay x 3.70 m(12'12'')
Bay window. Open fire with marble surround and hearth and inlaid black marble overmantel. Coving. Radiator. Television point. Fireside fitted alcove. Tiled floor.





DINING ROOM
4.40 m(14'5'') into bay x 3.57 m(11'9")
Bay window. Window to the side. Multi fuel stove. Television point. Coving. Radiator. Tiled floor.



HOBBY ROOM
3.40 m(11'2'') x 3.00 m(9'10")
Casement windows to the rear and side. Fitted shelving. Radiator. Tiled floor.

KITCHEN
5.60 m(18'4'') x 2.30 m(7'7'')
Range of base and wall units. One-and-a-half bowl sink unit with mixer tap. Automatic washing machine point. Dishwasher point. Wall-mounted Ideal gas-fired combi boiler. Cupboard housing electric fuses. Loft access hatch. uPVC stable door. Window to the rear.



REAR PORCH
Ceramic tiled floor. Half-tiled walls. Outside tap. Upvc half-glazed door to garden. Separate WC with ceramic tiled floor, white low flush lavatory, radiator and half-tiled walls.

**FIRST FLOOR**
Galleried landing.

BEDROOM ONE
3.80 m (13'1") x 3.55 m (11'8")
Casement window to the front. Radiator.

BEDROOM TWO
3.74 m (12'3'') x 3.71 m (12'2'') max
Casement window to the front. Radiator.

BEDROOM THREE
2.38 m(7'10'') x 2.10m(6'11'')
Radiator.

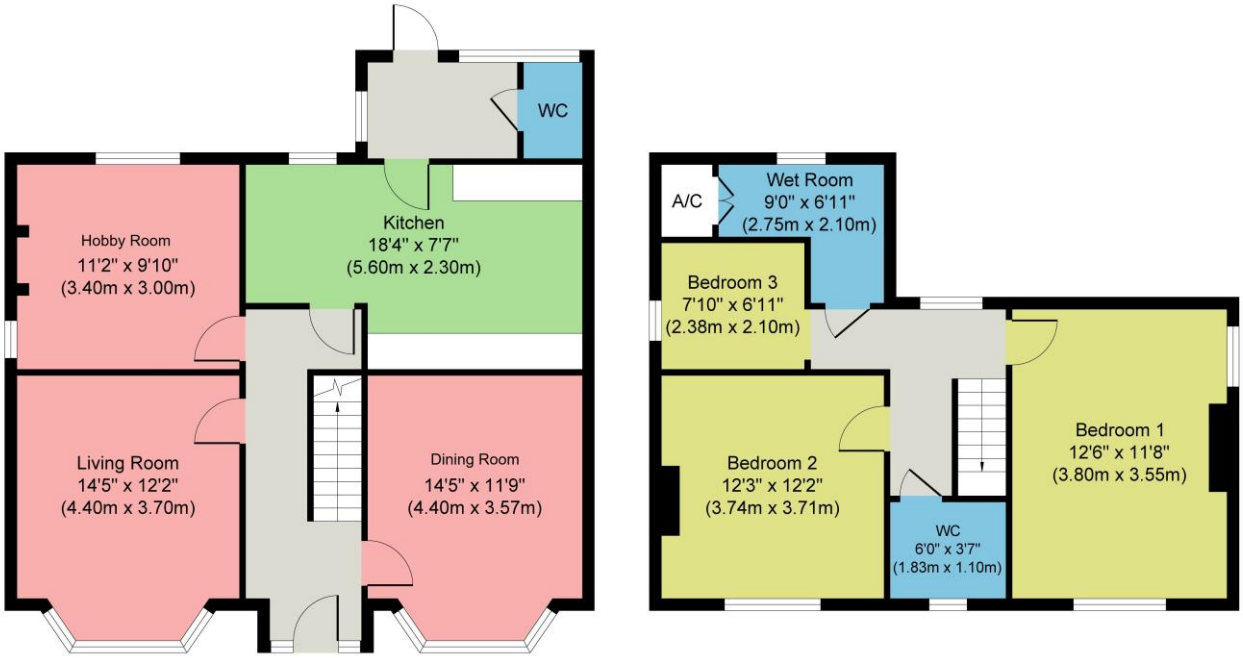
SEPARATE LAVATORY
White low flush WC. Radiator. Loft hatch.

WETROOM
2.75 m(9'0'') x 2.10m(6'11'')
Mermaid boarded shower area with electric shower over. Wash hand basin. Extractor fan. Radiator. Airing cupboard housing with slatted shelving. Window to the rear.

**OUTSIDE**

The property stands in good sized gardens extending to just over one third of an acre, mainly to the east of the house. At the front is a small area of garden enclosed by a high hedge and with a path leading to the front door. At the rear of the house is a second area of lawned garden, which faces south and is private and well-screened from the village street. To the side is a further garden area, which comprises an orchard with apple trees, and a dilapidated timber garage and an additional access from the lane running along the front of The Poplars.






**Ground Floor**
**Approximate Floor Area**
**838 sq. ft**
**(77.84 sq. m)**

**First Floor**
**Approximate Floor Area**
**581 sq. ft**
**(54.00 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## GENERAL INFORMATION

| | |
|---|---|
| Services: | Mains water drainage, gas and electricity. |
| Council Tax: | Band E |
| Tenure: | We understand that the property is freehold and that vacant possession will be granted upon completion. |
| Viewing: | Strictly by appointment with the Agent's Pickering office. |
| Postcode: | YO62 6SQ |
| EPC: | Current E/49. Potential B/82 |

## ADDITIONAL INFORMATION

*Room sizes are measured in metres to the nearest tenth of a metre on a wall-to-wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

***MONEY LAUNDERING REGULATIONS 2003*** *Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.*

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