



9 Poplar Street,
York, North Yorkshire YO26 4SF

Guide Price £369,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market a fantastic contemporary and immaculately presented four-bedroom semi-detached family home. Offering the best in city suburb living, this fabulous home is located on Poplar Street, just to the south/west of York off Poppleton Road, well situated with easy access to the outer ring road and into the York City Centre and station. Also with popular local schools, West Bank Park and the Acomb shopping centre close at hand. Spread over three floors, this lovely property, has been totally renovated and extended by the previous owners, to an exceptional standard, creating a bright and spacious stylish family home, boasting a fabulous open plan living space. Which will appeal to a multitude of purchasers, including professional couples, young families, those looking to retire, plus commuters working throughout the region and those looking for a holiday let. In brief comprises; From entering the property into the hall, a door leads into the spacious bay fronted living room with oak flooring and alcove storage cupboards. Then in the heart of the house is a fabulous versatile living space, the kitchen featuring a range of light grey units, with some integrated appliances and ample space for a table and chairs. A ceiling lantern bathing the room with natural light and French doors lead out from this flexible living space into the garden. We also find a handy utility and a downstairs cloakroom, completing the ground floor. The Stairwell leads up from the entrance, to the first-floor landing, with doors opening to two double bedrooms and a stylish bathroom, with a free-standing bath and separate shower cubicle. A further staircase leading up to the second floor, where we find two further bedrooms, one complete with its own en-suite. This floor would be perfect for a teenager or anyone working from home. Outside to the front of the house, is a forecourt garden. A side gate gives access into the rear fenced garden, laid to lawn, just right for outside entertaining and lots of potential for green fingered buyers to landscape, plus a garden shed. In summary, this stylish home in the very popular Holgate area provides an exceptional opportunity to secure a property that is both charming and contemporary. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York city centre and station. An internal viewing is strongly recommended, not miss out on this superb quality home.

Poplar Street is situated within the popular Holgate residential location, offering excellent access to the City Centre, The Knavesmire and West Bank Park. This property is within close proximity of the railway station. A handy footbridge is the quickest route. In addition, within a few hundred yards are the well-regarded schools of St Paul's Church of England Primary, Acomb Primary and Poppleton Road Primary. For the commuter, there are regular transport links to and from the city centre, which is within easy walking distance if you wish to take an easy stroll and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door leads into the hallway and radiator*. Stairs to first floor. Door leading to...

Living Room

14' 2" x 14' 1" (4.31m x 4.29m)

Double glazed bay windows to the front aspect, alcove cupboards, oak flooring, tv point* and radiator*. Door leading to...

Kitchen/Diner

19' 11" x 14' 3" (6.07m x 4.34m)

Fabulous kitchen/living space, with a range of modern grey wall, floor and drawer units with matching worktops over and a black sink with mixer taps. Integrated appliances include, electric oven*, induction hob* with extractor hood over* and space for under counter fridge and freezer*. Double glazed windows to rear aspect, French doors leading to the garden, ceiling lantern, oak flooring, down lighting and radiators*. Door leading to....

Cloakroom/Utility

12' 10" x 2' 7" (3.91m x 0.79m)

Double glazed window to side aspect, plumbing for a washing machine*, wall mounted boiler*, low level wc, sink and radiator*.

First Floor Landing

Double glazed window to side aspect. Stairs leading up to the second floor. Doors leading to...

Bedroom 1

17' 6" x 9' 10" (5.33m x 2.99m)

Double glazed windows to the front aspect and radiator*.

Bedroom 2

12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed windows to the rear aspect, tv point* and radiator*.

Bathroom

9' 4" x 6' 5" (2.84m x 1.95m)

Modern white suite comprising; Free standing bath with mixer taps, shower cubicle with mains shower*, pedestal wash hand basin with mixer taps set in a vanity unit, low level wc, extractor fan*, double glazed window to rear aspect and heated towel rail*.

Second Floor Landing

Sky light to the front aspect, eaves storage and radiator*. Doors leading to...

Bedroom 3

12' 11" x 7' 10" (3.93m x 2.39m)

Sky light to the front aspect and radiator*. Sliding door to...

En-suite

7' 10" x 3' 2" (2.39m x 0.96m)

Modern white suite comprising; Walk in shower cubicle with mains shower*, pedestal wash hand basin with mixer taps set in a vanity unit, low level wc, extractor fan*, double glazed window to rear aspect and heated towel rail*.



Bedroom 4

10' 1" x 7' 10" (3.07m x 2.39m)

Double glazed windows to the rear aspect and radiator*.

Outside

Outside to the front of the house, is a forecourt garden area leading to the front door. A side gate gives access into the rear fenced garden, laid to lawn, just right for outside entertaining and lots of potential for green fingered buyers to landscape, plus a garden shed.

Agents Note

EPC Rating C. Council tax band B.

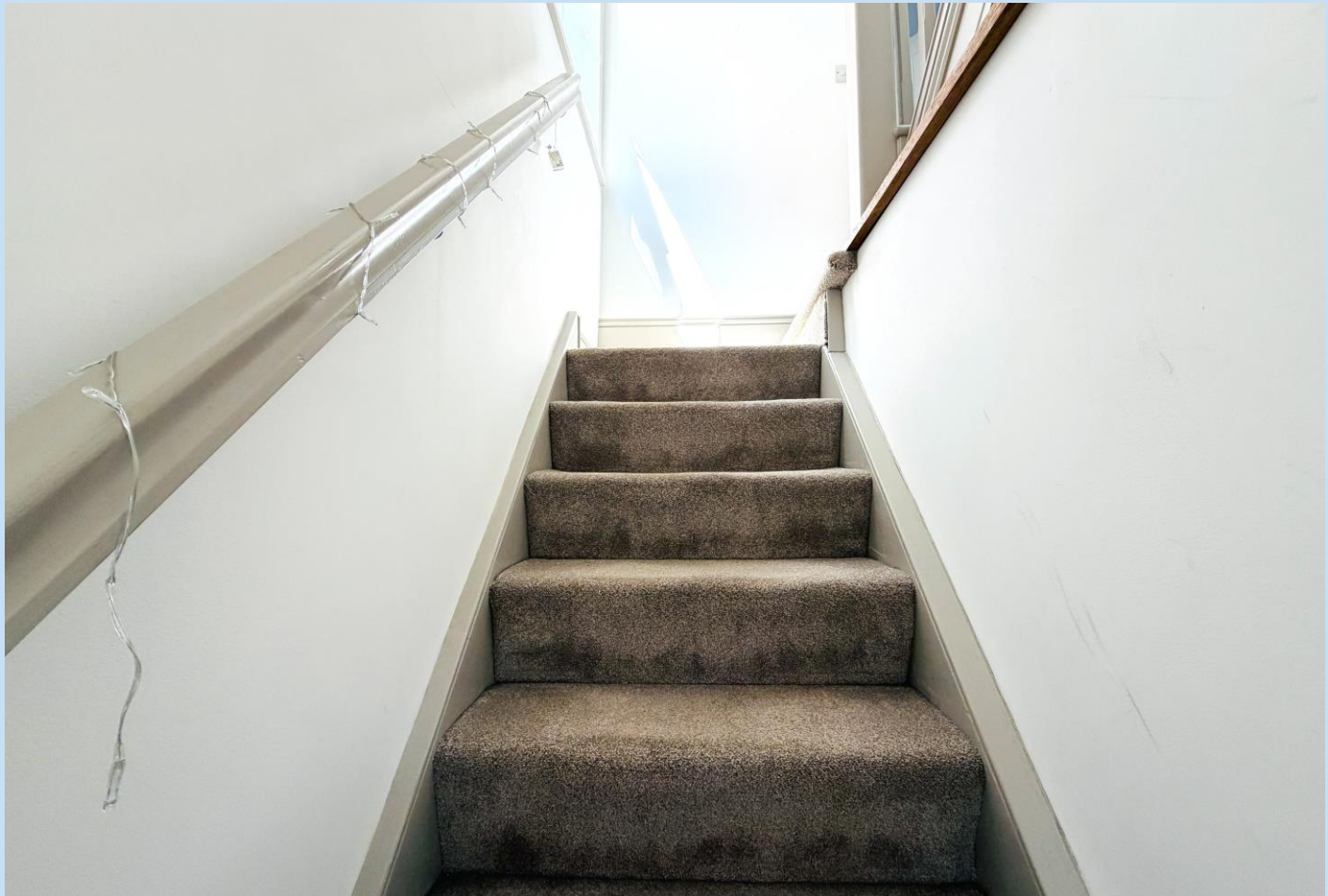
Broadband supplier: EE.

Broadband speed: Full Fibre.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

9 Poplar Street
YORK
YO26 4SF

Energy rating

C

Valid until:

20 September 2033

Certificate number:

2149-8710-2103-1938-1311

Property type

End-terrace house

Total floor area

117 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>).

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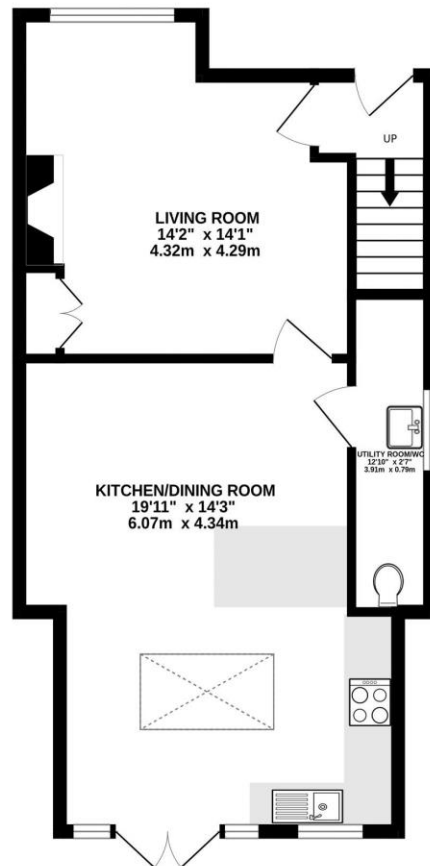
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

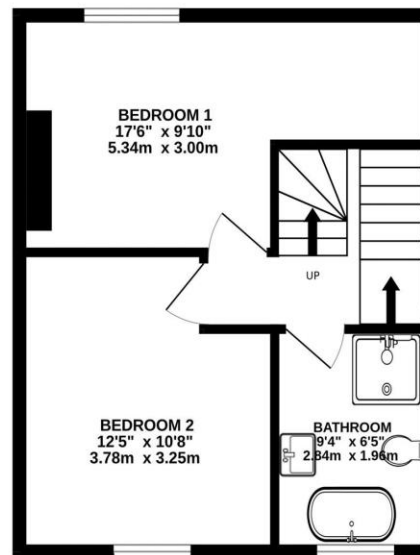
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GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.