



22 Poppleton Road
York, YO24 4TT

Guide Price £425,000



A superb extended three storey, three double bedroom period terrace with south facing rear garden and single garage. Located in the leafy area of Holgate close to both York city centre and the Railway Station as well as West Bank Park in Acomb Front Street. Updated to a very high standard by the current owners this original three storey home offers the added benefit of gas central heating and uPVC double glazing. Internally it comprises entrance porch, entrance hallway, open plan lounge and dining room with bay window and feature log burner, full width breakfast kitchen, utility room, ground floor WC/cloaks, first floor galleried landing, two double bedrooms, three piece bathroom suite with vaulted ceiling and a second floor double bedroom with dual aspect and WC. Outside, the property features a traditional front forecourt enclosed by railings. To the rear is a long lawned garden with two seating areas, along with access to the rear alleyway, which provides vehicle access to the single garage. An internal viewing of this beautiful home is strongly recommended.

Entrance Vestibule

Entrance door to;

Entrance Hall

Coving, corbels, column radiator, power points, carpeted stairs to first floor, oak flooring. Door to;

Lounge

uPVC double glazed bay window to front, coving, ceiling rose, feature fire, fitted storage cupboard, column radiator, TV point, power points, oak flooring.

Dining Room

Coving, log burner with flagstone hearth, under stairs cupboard, column radiator, power points, oak flooring.

Breakfast Kitchen

Double glazed window to rear and two double glazed velux's, modern Shaker style kitchen with Silestone worktops, one and a half stainless steel sink and draining board with mixer tap, freestanding dual fuel range cooker, integrated fridge freezer and slimline dishwasher, recessed spotlights, column radiator, power points, oak flooring.

Utility Room

Glazed uPVC door to rear garden, fitted units with stainless steel sink and mixer tap, space and plumbing for appliances, extractor fan, column radiator, power points, velux, recessed spotlights, oak flooring.

Cloaks/WC

Low level WC, electric towel rail, extractor.





First Floor Landing

uPVC double glazed slide sash window to side, power points, stairs to second floor, exposed timber floorboards.

Bedroom 2

Two uPVC double glazed slide sash windows to front, column radiator, power points, exposed timber floorboards.

Bedroom 3

uPVC double glazed slide sash windows to rear, column radiator, power points, carpet.

Bathroom

Velux, corner roll top bath with mixer tap and mains shower over, basin set in vanity unit, low level WC, wall mounted gas combination boiler, towel rail/radiator, recessed spotlights, extractor fan, part tiled walls, Bert and May floor tiles.

Second Floor Landing

Carpet. Panelled door to;

Bedroom 1

Two double glazed windows to front and rear, eaves storage, fitted wardrobes, column radiator, power points, carpet.

WC

Double glazed window to rear, wash hand basin, low level WC, towel rail/radiator, Bert and May tiled flooring.

Outside

Front forecourt with railings. Rear paved courtyard, good size lawn, brick boundary wall, second patio with second sitting area, outside tap, external power sockets, mature trees and shrubbery.

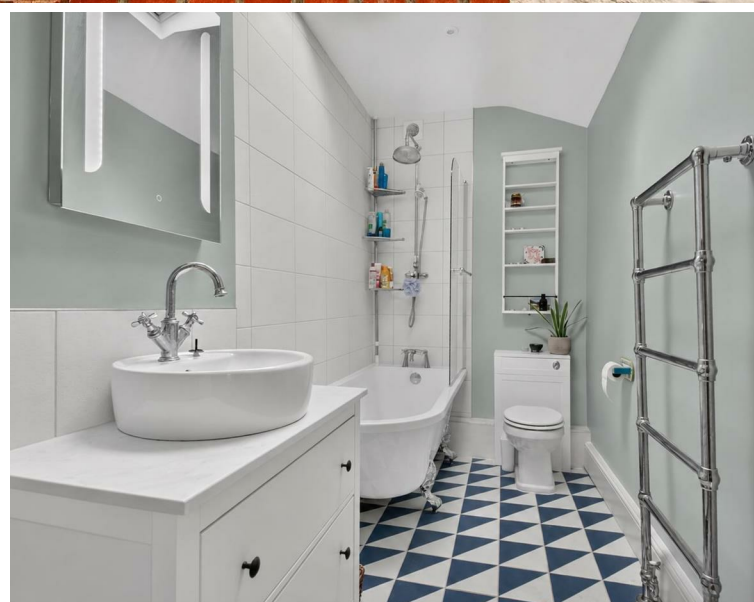
Garage

uPVC window and door to garden, power and light, electric roller door to rear alleyway. Potential for electric car charging.

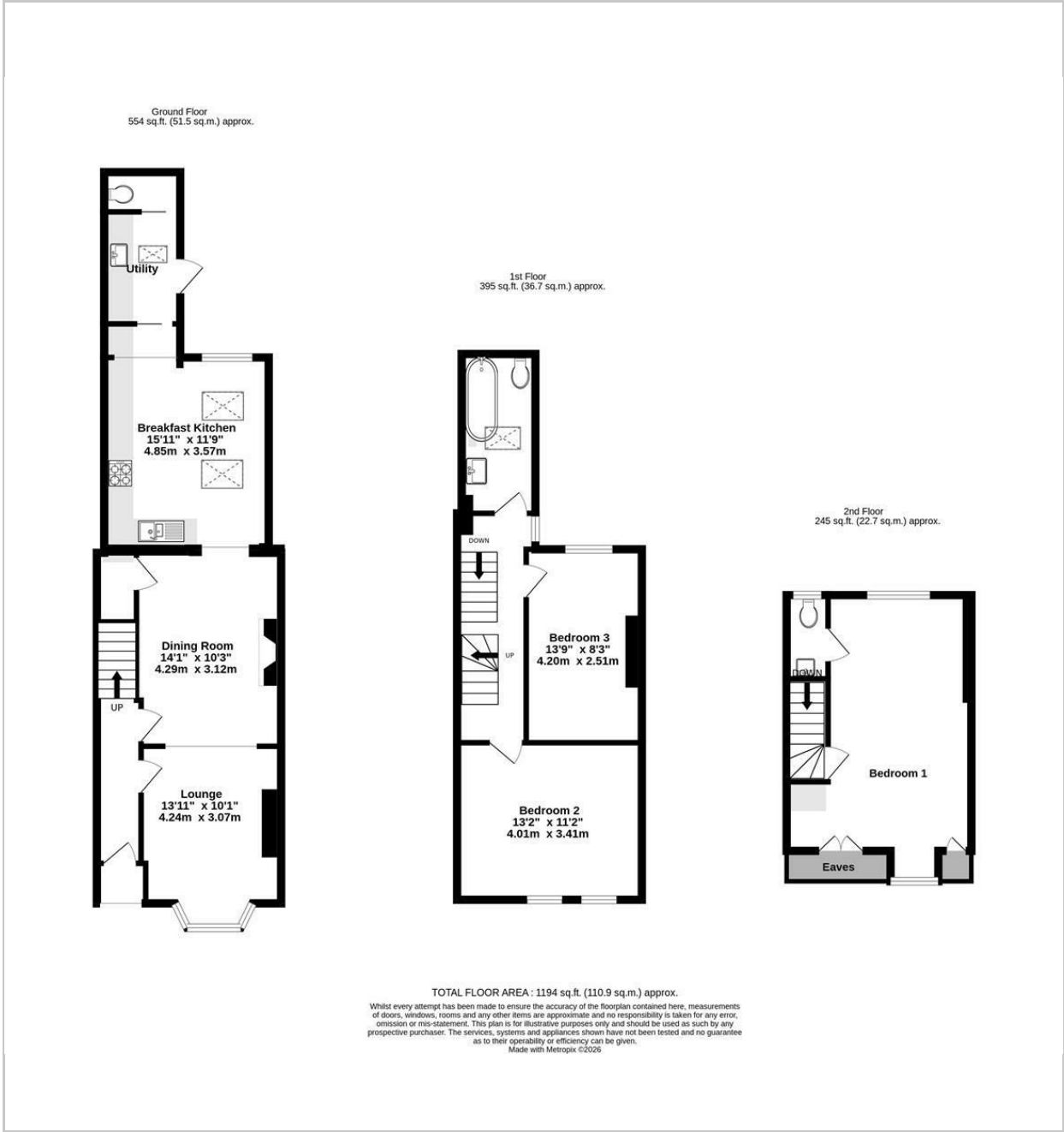
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In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property.



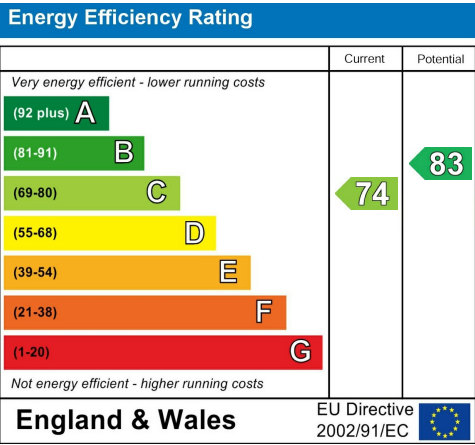
FLOOR PLAN



LOCATION



EPC



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