

LANCASTER
SAMMS

24 Dikelands Lane, Upper Poppleton

York

£435,000



A well-presented detached bungalow with the option of three bedrooms, superbly positioned on a favoured side road in the heart of Poppleton, close to amenities.

Approached via a UPVC porch leading to an inner hallway, WC and kitchen. The kitchen is fitted with a range of wall and base units with integrated Siemens dishwasher, gas hob with extractor over, oven, grill and space for fridge freezer.

The lounge is bathed in natural light with a large bow window to front and further window to the side elevation, and is centred around an electric fireplace with surround.

Bedroom one with fitted storage is to the side elevation and there is the option of two further bedrooms (one currently used as a dining room) with direct access into the conservatory. Bedroom two also has fitted storage. The house bathroom includes a bath and separate shower cubicle. The loft has a pull-down ladder and has been partially converted for storage/hobby space and includes a window to the front elevation.

Most of the ground floor has tiled flooring with underfloor heating (excluding bedroom 3/dining room and conservatory which have radiators). High specification UPVC double glazing has also been fitted throughout.

Externally the property is accessed via a block paved driveway providing off street parking. In addition is an attached single garage accessed from the garden (currently used as a utility room).

The property is surrounded by attractive and manageable gardens with a selection of well stocked borders, ornamental trees and shrubs, with lawn to both the front and rear. With low level properties beyond, the garden enjoys a good degree of privacy to the rear elevation and has hedge and fence boundaries. There is also a garden store.

In summary, a well-presented bungalow set in attractive gardens on an popular side road of individual homes, in one of the most sought-after villages in York.

LOCATION

Situated in Upper Poppleton, a thriving village with many local amenities including public houses, shops, services and sports facilities. The area has excellent transport links to York and Harrogate via the A59 together with a railway station making a commute to York within very easy reach. The village has highly regarded Primary School (Poppleton Ousebank) and feeds into Manor Secondary School.

Tenure: Freehold











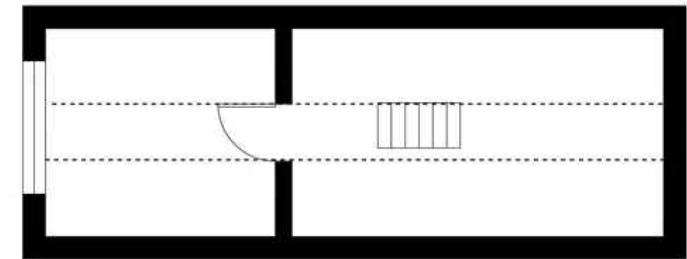
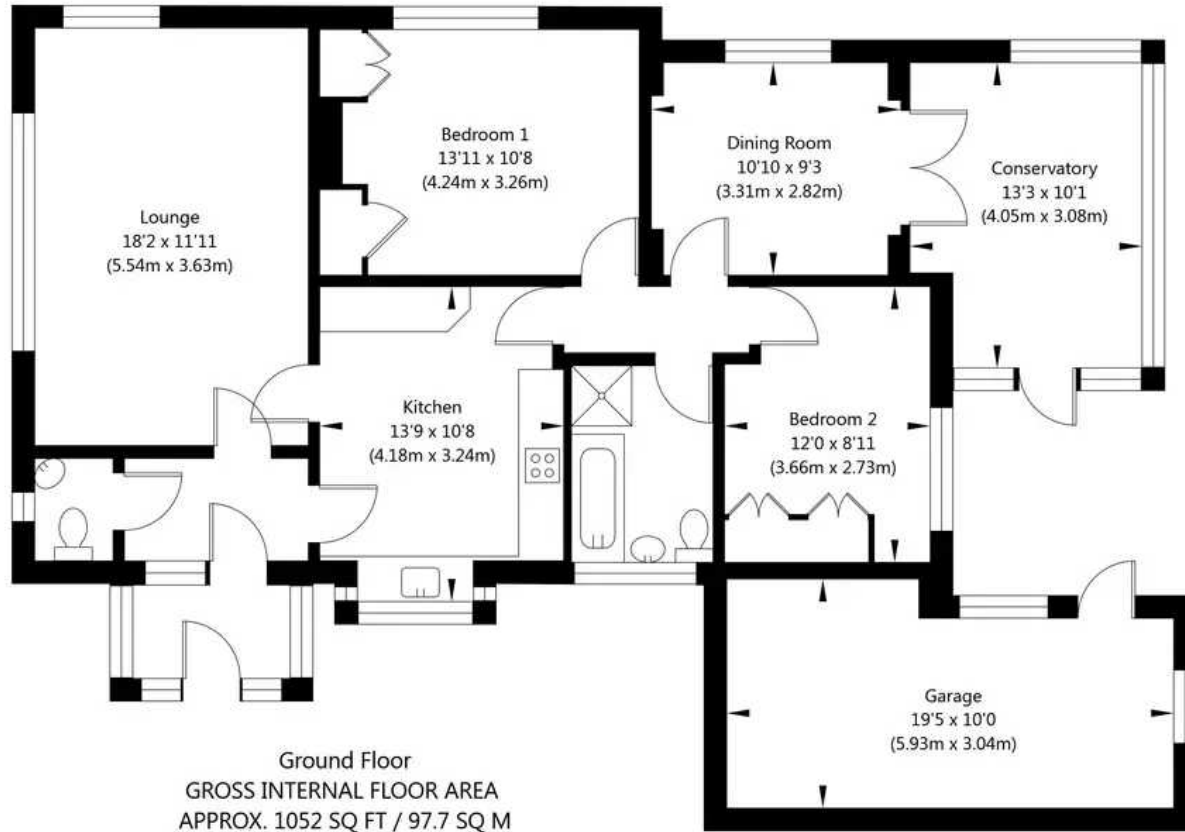








Dikelands Lane, Upper Poppleton, York, YO26 6JB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1052 SQ FT / 97.7 SQ M - (Excluding Loft Space and Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2023





Lancaster Samms

27 High Petergate, York - YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

LANCASTER
SAMMS