



**9, Sycamore View,
Upper Poppleton, York YO26 6LN
Price Guide £450,000**

- Attractive Bungalow
- Kitchen
- 2 / 3 Bedrooms
- Bath and Shower Rooms
- Sitting Room
- Popular Village Location

Poppleton | 01904 789999

The Green, Upper Poppleton, York, YO26 6DF

A spacious detached bungalow with double garage and south facing garden. Situated in a lovely cul-de-sac within the popular and sought after village of Upper Poppleton.

ENTRANCE HALL

A uPVC panelled entrance door, with glazed insert and glazed lights to either side, gives access to the entrance hall. Coving to the ceiling. Access hatch to loft. Built-in cloaks cupboard.

SITTING ROOM



The focal point of the sitting room is a fireplace with brick surround, tiled hearth and timber mantel incorporating a real flame gas fire. Coving to the ceiling. Three wall light points. Glazed door leading to the rear garden.

KITCHEN



Range of fitted wall and floor units with work surfaces incorporating a double bowl stainless steel sink unit. Built-in Bosch electric oven with NEFF gas hob and extractor fan over. Plumbing for a dishwasher, washing machine and tumble dryer. Tiled splash backs. Coving to the ceiling. Bay window giving views to the front of the property.

BEDROOM 1



A good sized double bedroom with windows to the rear elevation. Built-in wardrobes. Coving to the ceiling.

EN-SUITE SHOWER ROOM



Separate fully tiled shower cubicle and wash basin set into a vanity surround with cupboard under. Low flush WC. Tiled walls. Shaver point. Coving to the ceiling. The en-suite can also be accessed off the second bedroom through a Jack & Jill door.

BEDROOM 2



A further double bedroom with window to the front elevation. Coving to the ceiling.

BEDROOM 3



Currently used as a dining room. Window to the front elevation. Coving to the ceiling.

BATHROOM



White suite comprising panelled bath with shower over, wash basin set into a vanity surround with cupboard under and a low flush WC. Tiled walls. Separate fully tiled shower cubicle. Recessed spotlights to the ceiling.

EXTERNALLY



To the front of the bungalow is a gravelled garden and a brick set driveway providing off street parking and leading to the garage.

To the rear is an attractive lawned garden with flagged terrace immediately to the rear of the

property. The garden is enclosed within mature herbaceous borders.

GARAGE

An integral double garage with electric up and over door to the front and a rear pedestrian access door.

GENERAL REMARKS

VIEWING

All viewing is strictly by prior appointment with the sole selling agents, Hudson Moody. Please contact our offices at The Green, Poppleton, York, YO26 6DF. Telephone (01904) 789 999. Fax: (01904) 789 987.

FIXTURES AND FITTINGS

All fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

AMENITIES

All mains services. Gas fired central heating.

LOCATION

The property is situated within the popular and sought after village of Upper Poppleton lying approximately 4 miles from York city centre. The village has a good range of local amenities including shops, public houses and doctors and dental surgeries, yet retains a wonderful rural village atmosphere. For more extensive shopping, Clifton Moor Retail Park is a short distance away on the outer ring road.

Poppleton Ousebank Primary School is situated on the Main Street and feeds to the highly respected Manor CE Academy.

Poppleton lies close to the A59 road from York to Harrogate. There are good road links with the York outer ring road leading to the A64, the new Park and Ride service into York together with local bus services. There is also a railway station with trains to York, Harrogate and Leeds.

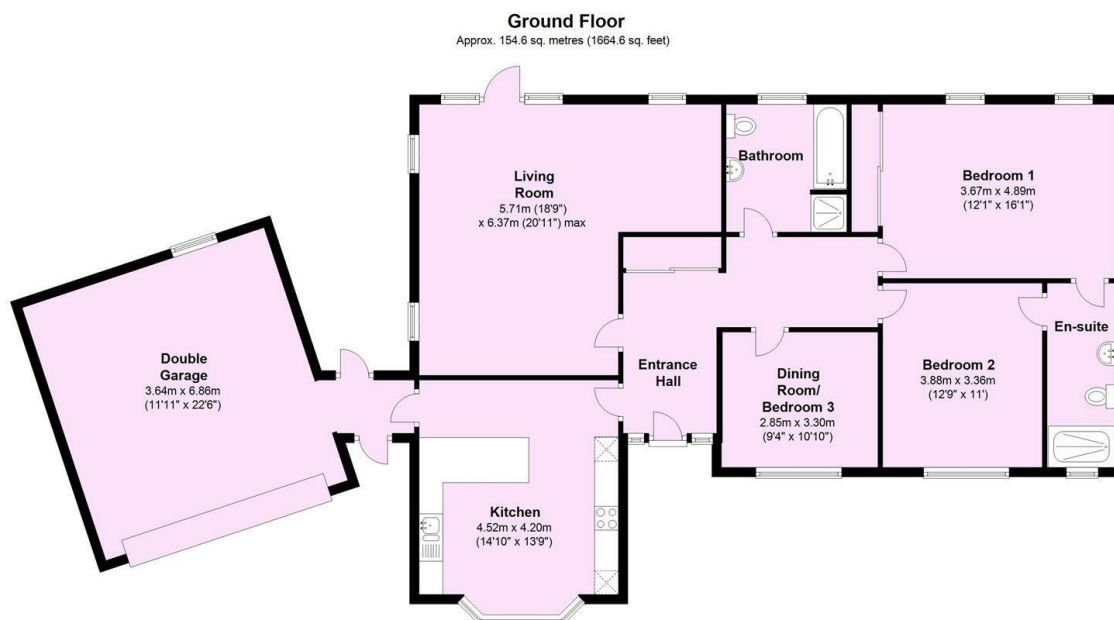
LOCAL AUTHORITY

City of York Council, West Offices, Station Rise, York, YO1 6GA. Telephone 01904 551550.

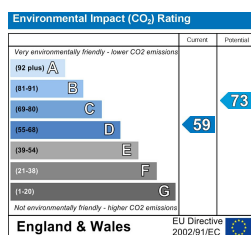
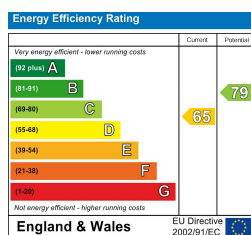
OFFER PROCEDURE

Before contacting a Building Society, Bank or Solicitor you should make your offer to the office dealing with the sale, as any delay may result in the sale being agreed to another purchaser, thus incurring unnecessary costs. Under the Estate

Agency Act 1991, you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.



Total area: approx. 154.6 sq. metres (1664.6 sq. feet)



IMPORTANT NOTICE

- These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.