



**5, School Lane,
Upper Poppleton, York YO26 6JS
Guide Price £575,000**

- Contemporary House
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Gardens and Garage
- Popular Village Location

Poppleton | 01904 789999

The Green, Upper Poppleton, York, YO26 6DF

www.hudson-moody.com

An individual contemporary detached house situated within the highly sought after village of Upper Poppleton.

ENTRANCE HALL



A glazed entrance door with glazed light to the side gives access to the entrance hall. Timber flooring. Recessed spotlights to the ceiling.

STUDY

Windows to the front and side elevations. Recessed spotlights to the ceiling. Full height wood panelled ceiling.

SITTING ROOM



The focal point of the sitting room is a fireplace with timber surround, tiled insert and hearth. Windows to the front and rear elevations. Two wall light points.

DINING ROOM



A good sized dining room with staircase leading off to the first floor. Built-in cloaks cupboard with cupboard over. Windows and door leading into the conservatory.

KITCHEN



Range of fitted wall and floor units with work surfaces incorporating a 1.25 bowl plastic coated sink unit. Built-in stainless steel NEFF oven and microwave. NEFF halogen hob with extractor fan over. Plumbing for a dishwasher. Breakfast bar area. Tiled splashbacks. Ceramic tiled floor. Coving and recessed spotlights to the ceiling. Door to rear entrance hall.

REAR ENTRANCE HALL

Glazed door to the side of the property and further doors to utility room and garage.

UTILITY ROOM

Plumbing for a washing machine. Pedestal wash basin and low flush WC.

CONSERVATORY



The conservatory is accessed off the dining room. Ceramic tiled floor. Door to the side of the house.

FIRST FLOOR

The first floor is approached from the dining room via a staircase leading to the first floor landing. Access hatch to loft. Recessed spotlights to the ceiling.

SHOWER ROOM

Separate fully tiled shower cubicle, wash basin set into a vanity surround with cupboard under. Recessed spotlights to the ceiling. Ceramic tiled floor. Access to bedroom 1.

BEDROOM 1



A good sized bedroom with full height wood panelled ceiling. Built-in wardrobes. Roof lights and window to the rear elevation. Two wall lights points.

BEDROOM 2



A good sized bedroom with windows to the front and rear elevations.

HOUSE BATHROOM



White suite comprising panelled bath, wash basin set into a vanity surround with cupboard under and granite surround. Low flush WC and bidet. Separate fully tiled shower cubicle. Tiled walls. Recessed spotlights to the ceiling. Ladder style heated towel rail. Shaver point.

BEDROOM 3



A further double bedroom with a window to the side elevation. Built-in louvre fronted wardrobe with cupboards over. Coving to the ceiling.

BEDROOM 4



A further double bedroom with roof light and built-in under eaves storage area.

EXTERNALLY

The house is situated behind a low brick wall with a flagged pathway leading to the front door and adjacent is a tarmac drive leading around the side of the house to the garage. To the rear is an attractive lawned garden enclosed within herbaceous borders and fenced boundaries.

GARAGE

Up and over door to the front. Gas fired boiler.

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 in the popular village of Upper Poppleton, 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.

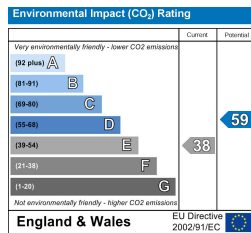
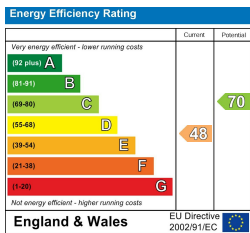
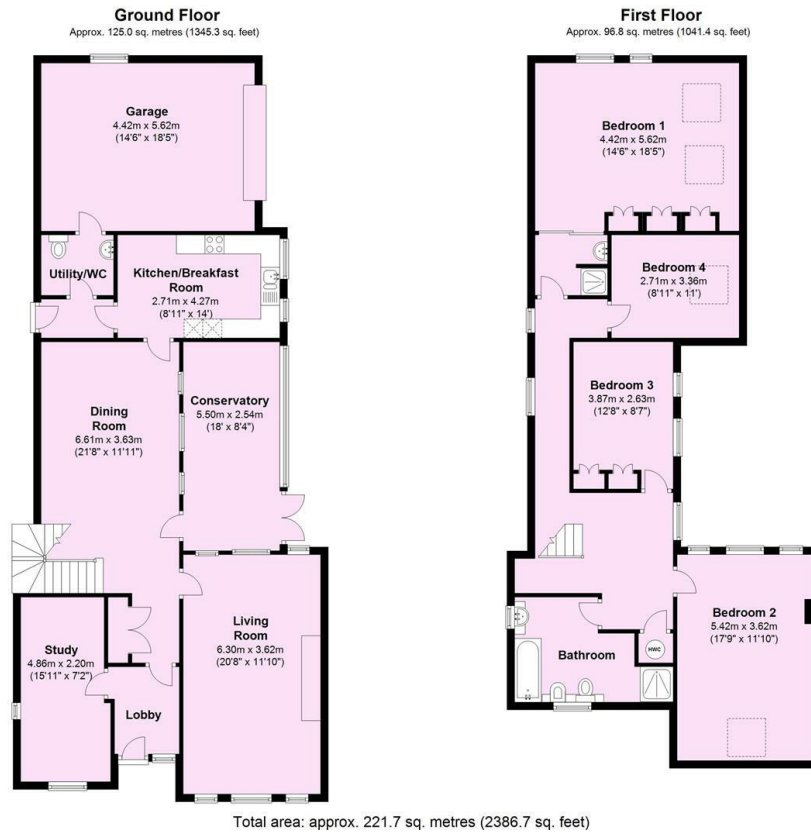
Poppleton lies close to the A59 road from York to Harrogate. There are good road links with the York outer ring road leading to the A64, the new Park and Ride service into York together with local bus services. There is also a railway station with trains to York, Harrogate and Leeds.

LOCAL AUTHORITY YORK

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.



IMPORTANT NOTICE

1. 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.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. 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.