



3 Manor Court Upper Poppleton York YO26 6QP





**Guide Price: £430,000**

Forming part of a courtyard development in the popular village of Poppleton, this four bedroom detached house would suit a variety of purchasers including professional couples needing access to the railway network and downsizers not wishing to compromise on detached living.

#### DESCRIPTION

3 Manor Court is one of four individual properties that were constructed on the site of the fold yard for Manor Farm. An exclusive development accessed via a concealed archway off Black Dike Lane, the property enjoys a high degree of privacy and security due to its enclosed setting.

Positioned on an easily maintained plot, with gardens to two sides, the property has been constructed in a manner sympathetic with its rural surroundings and yet provides everything the discerning purchaser would require in a modern home. A short walk from the railway station, the property would be particularly attractive for young professionals who need access to central York and beyond, who wish to own an individual home with the wow factor and plenty of space for entertaining.

Briefly comprising: to the ground floor; reception hall with staircase off, cloaks cupboard and under-stairs storage cupboard, cloakroom/w.c, sitting room with brick chimney breast which has space for an open fire or stove, conservatory with double doors leading to the







pretty enclosed side garden. Stunning fitted kitchen which was refitted by the current owners to a high specification. The kitchen has a vast range of integrated appliances including; double oven and induction hob, dishwasher, washer drier, fridge and freezer, tiled flooring and large area for dining, side pedestrian access door.

To the first floor: landing leads to the master bedroom with built in wardrobes and dressing table, fabulous en-suite shower room which has been updated by the owners, house bathroom which has also undergone a program of updating work. Two further double bedrooms one with built in wardrobes and the fourth bedroom which could equally be used as an office for those that work from home.

### **OUTSIDE**

The property is approached via a shared driveway through an archway off Black Dike Lane. There is a gravelled driveway which provides off street parking for the properties in the courtyard, and leads to the single garage. To the front of the house is a lawned area and path leading to the front door, a path leads through a pedestrian access gate to the rear entrance.

The enclosed side garden is an absolute joy. Giving a high degree of privacy it is low maintenance with a lawn and herbaceous borders to the side.

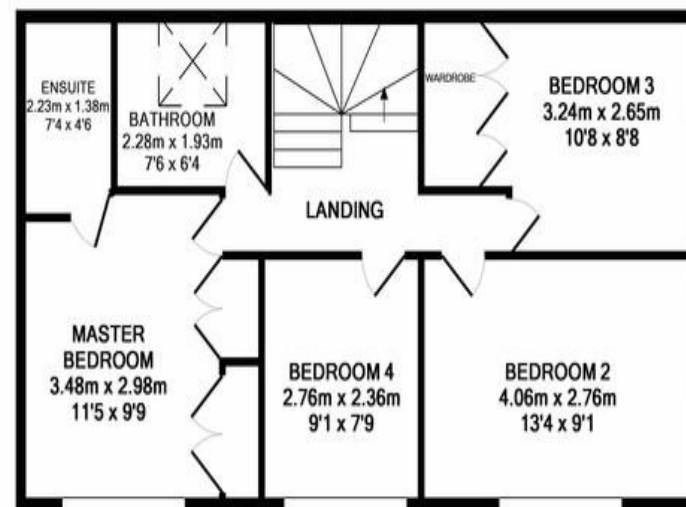
### **LOCATION**

Located off Black Dike Lane which leads from the A59 into the centre of Upper Poppleton. It is a vibrant village situated 4 miles from York city centre. The local facilities are fantastic with a number of public houses, doctors surgery, post office, chemist, dentist, primary school and a wide variety of shops. The village is also in the catchment area for the highly sought after 'Manor' secondary school. One of the major benefits of the village is the train station giving quick and convenient access into York city centre, Harrogate and Leeds and this is a short walk away. There is a park and ride nearby and also easy access to the outer ring road.





GROUND FLOOR  
APPROX. FLOOR  
AREA 63.2 SQ.M.  
(681 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 54.0 SQ.M.  
(581 SQ.FT.)

TOTAL APPROX. FLOOR AREA 117.2 SQ.M. (1262 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2018



/ ESTATE AGENTS  
/ SOLICITORS  
/ CHARTERED SURVEYORS

3 High Petergate  
York  
North Yorkshire  
YO1 7EN  
T: 01904 653564  
F: 01904 640067  
E: [naish@naishproperty.co.uk](mailto:naish@naishproperty.co.uk)

