

Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	53	
Potential	93	
Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 emissions	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not environmentally friendly - higher CO2 emissions		
Current	49	
Potential	96	
Environmental Impact (CO ₂) Rating		

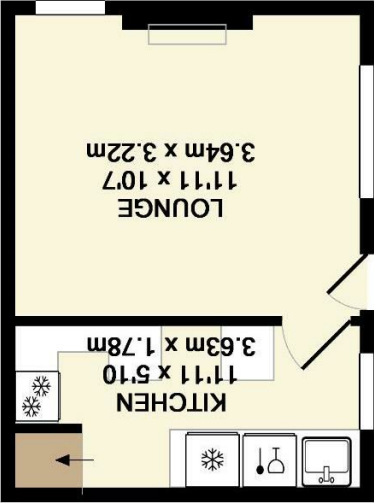
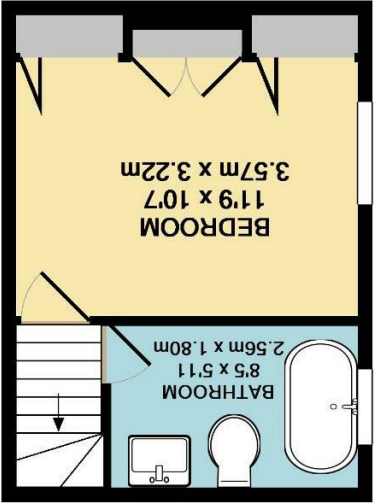
GROUND FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 193 SQ.FT.
(17.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45.2 SQ.M.)

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



Thumbnail Cottage 2 Millfield Lane, Nether Poppleton, YORK
£210,000



Ashtons



Description

This truly beautiful bijou cottage is located in the ever popular village of Poppleton less than four miles from York Minster and as such is well placed for access to the City centre, good transport links including those served by Poppleton Railway Station and the many local amenities on offer. Sure to appeal to a varied purchaser who appreciates the wonderful, sympathetic style in which this period home has been lovingly renovated by the current owner. To the ground floor is a cosy sitting room leading to a fitted kitchen with a range of units and integrated appliances. A staircase leads to a double bedroom and lovely bathroom to the floor above, both also finished to the highest of standards. Externally, the property boasts an enclosed courtyard style garden offering a secluded, sheltered spot for breakfast or lunch al fresco and a separate garden room is currently used as an additional reception room but would work equally well as a home office or occasional guest bedroom. A charming property; early viewing is essential.

List of Rooms:
Living / Dining Room - Fitted Kitchen - Double Bedroom - House Bathroom - Private Garden - No Forward Chain