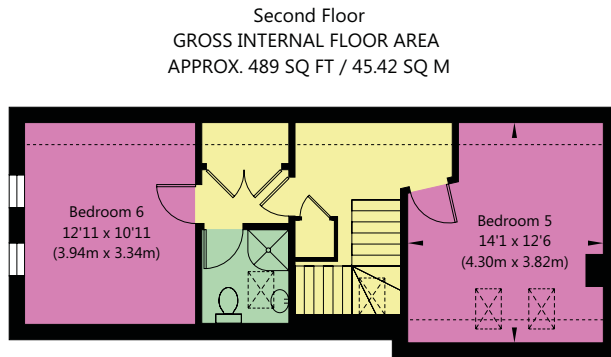
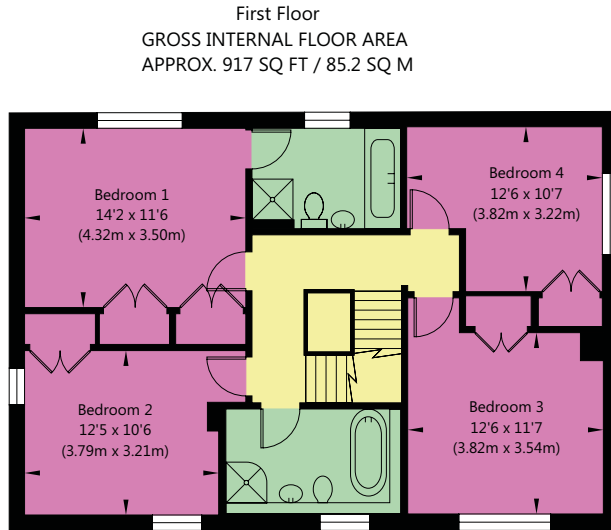
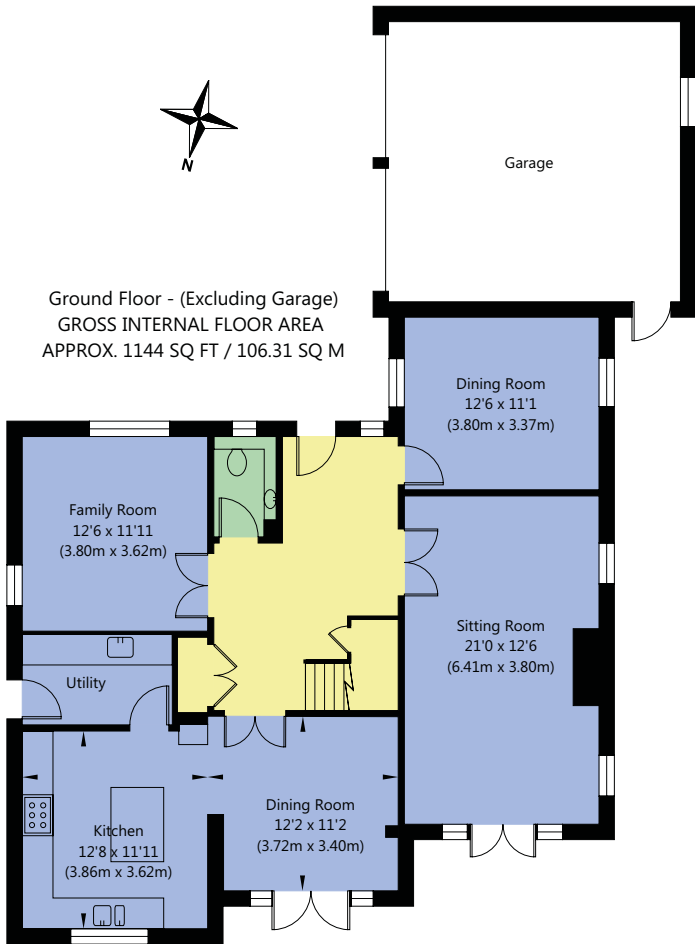




Reynard House
Nether Poppleton, York

Blenkin
& Co

CHARTERED SURVEYORS



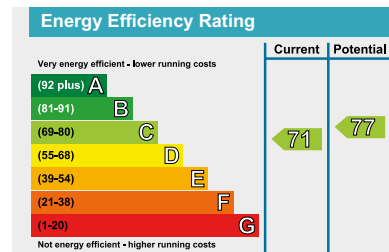
Reynard House, 3 Fox Garth, Nether Poppleton, York, YO26 6LP

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2550 SQ FT / 236.93 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

www.exposurepropertymarketing.com © 2020



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs and particulars:** June 2020.

Reynard House

Fox Garth, Nether Poppleton, York YO26 6LP

A fine family house in a quiet but well served village location

Entrance hall and cloakroom • 3 reception rooms
kitchen • breakfast room • utility room
cloakroom wc.

6 bedrooms • 3 bathrooms (2 en suite)

Double garage • mature gardens

Freehold for sale

Reynard House is a substantial, detached house that sits within a quiet cul de sac of high-quality family houses built by the reputable firm of Crosby some thirty years ago. It has a strikingly generous, wrap-around garden for a house of its provenance that is mature, private and enclosed. Well designed for family living, the versatile layout of Reynard House incorporates a central hallway opening to well-proportioned reception rooms, most of which face or open onto the gardens.

- Detached house of over 2500 sq ft with versatile accommodation
- Quality build in 1999 making use of mellow, rustic brickwork with a decorative stringcourse and stone pediment to the front door; wrought iron railings complete the attractive frontage.
- Inside-outside space is well connected through French doors in the sitting room and breakfast room, encouraging al fresco dining in the summer months
- Kitchen breakfast room with Shaker style units, integral dishwasher, island with breakfast bar, granite worktops, range cooker with extraction hood and tiled flooring. The kitchen is open to the breakfast room with French windows giving access to the garden terrace
- Large 21 ft sitting room with coal-effect gas fire under a carved stone mantle and French doors into the garden
- The formal dining room would make an effective home office. The local area has superfast fibre broadband.

- Good sized bedrooms with ample storage and fitted wardrobes
- Contemporary bathrooms with high specification fixtures & fittings and fitted towel rails
- Well located in the heart of this popular suburban village with multiple amenities to hand
- No onward chain - ready for immediate occupation

Outside

A brick set driveway leads to the double garage with remote control up and over doors, flanked by an area of lawn and a shrubbery. A garage doorway gives access to the spacious lawned and private gardens behind. Here an attractive mellow brick wall lies on the western boundary; there are raised beds, herbaceous borders and some fine mature trees including sycamore and ash. A flagged path leads all around the house and there is a terrace providing opportunities for al fresco dining.

Environs

City of York 4 miles, Harrogate 18 miles, Leeds 25 miles, A1 10 miles. (Distances approximate)

The leafy residential villages of Upper and Nether Poppleton lie to the west of York, approached from the A1237 ring road and the A59 York to Harrogate trunk road. They are well served by local amenities including a village school, shops, doctors' surgery, library, tennis courts, playing fields and a regular bus service into York. Poppleton Railway Station connects to the mainline service at York giving rapid access to London King's Cross, Edinburgh as well as direct links to Manchester, Manchester Airport and Liverpool.

General

Services: All mains services.

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: City of York 01904 551550

Directions: Fox Garth lies off Church Lane close to the junction of Main Street, and Reynard House is the first modern house on the left hand side.





01904 671672

blenkinandco.com

29 High Petergate
York, YO1 7HP
edward.hartshorne@blenkinandco.com

Blenkin
& Co
CHARTERED SURVEYORS