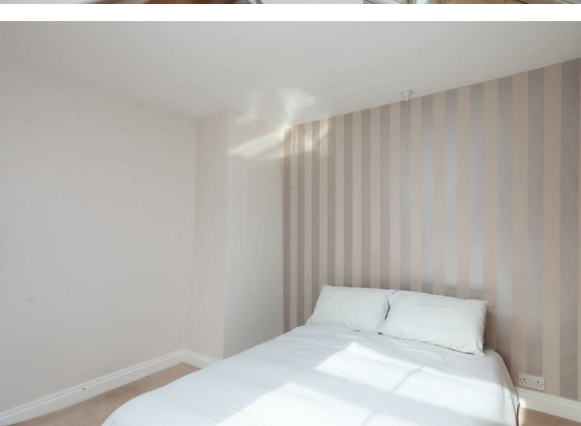




## Church Lane, Nether Poppleton, York Offers Over £825,000

This stunning 4 bedroom, 3 storey period semi detached house is situated in the heart of one of the regions most sought after villages on the outskirts of York. The property is being offered for sale with vacant possession with generous rear garden, and has retained a wealth of its original period features.





## Foreword

A once in a generation opportunity to acquire this superb family house, enjoying an enviable position within the village, and which has not been on the market in well over a century. The property combines both charm and character, with a wealth of original period features.

Significantly, there is the opportunity for the creation of off street parking and a rear garage, and the property is complimented by a delightful enclosed rear garden, creating an ideal family and pet environment.

An early inspection is strongly recommended to appreciate the opportunity on offer.

## Accommodation

A garden path leads to a wrought iron gate which gives access to a solid wood panelled front door. On entering the property you are greeted by a small entrance hall with stairs to first floor and doors leading off to the ground floor accommodation. Immediately off the entrance hall is the principal reception room which is triple aspect and boasts a large wood burner in a feature fire place and a bay window to the rear elevation offering views over the rear garden.

Also accessed from the entrance hall is a second sitting room with a traditional open fire and a bay window to the front elevation. To the rear of the property is a large family kitchen benefiting from a range of wall and base units with integrated fridge, dishwasher and Aga, as well as a stylish Belfast sink with mixer tap. Accessed off the kitchen is a useful utility area, and ground floor shower room. A solid wood conservatory, completes the ground floor accommodation and gives access out to the landscaped rear garden.

To the first floor are three bedrooms, and two bathroom. The master bedroom is a large double room to the front of the property, benefiting from built in wardrobes and an en-suite shower room. The en-suite briefly comprises a large walk in shower, wash basin, bee-day and low flush wc.

Bedroom two is another sizeable double bedroom to the front elevation of the property with built in wardrobes. Bedroom three is again a double room with built in wardrobes. The house bathroom is part tiled and briefly comprises a P-shaped bath with shower over, wash basin with storage under, a bee-day and a low flush wc.

To the second floor is a fourth bedroom, which is an extremely large double bedroom with useful eves storage.

## To The Outside

To the outside the property benefits from a landscaped south facing rear garden, which is mainly laid to lawn with a paved patio seating area, perfect for outside entertaining.

The garden has been well maintained over many years and is of a size that compliments the internal living space.

A shared driveway to the side of the property gives access to the rear with the opportunity to create a garage and off road parking subject to planning.

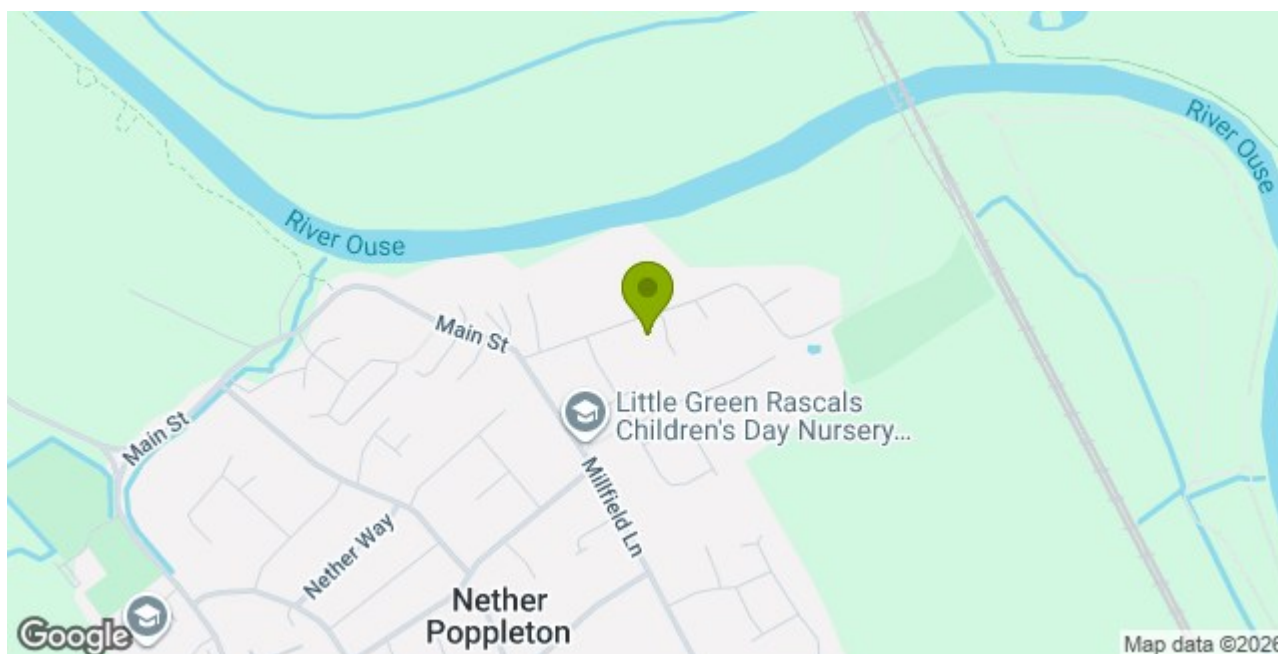
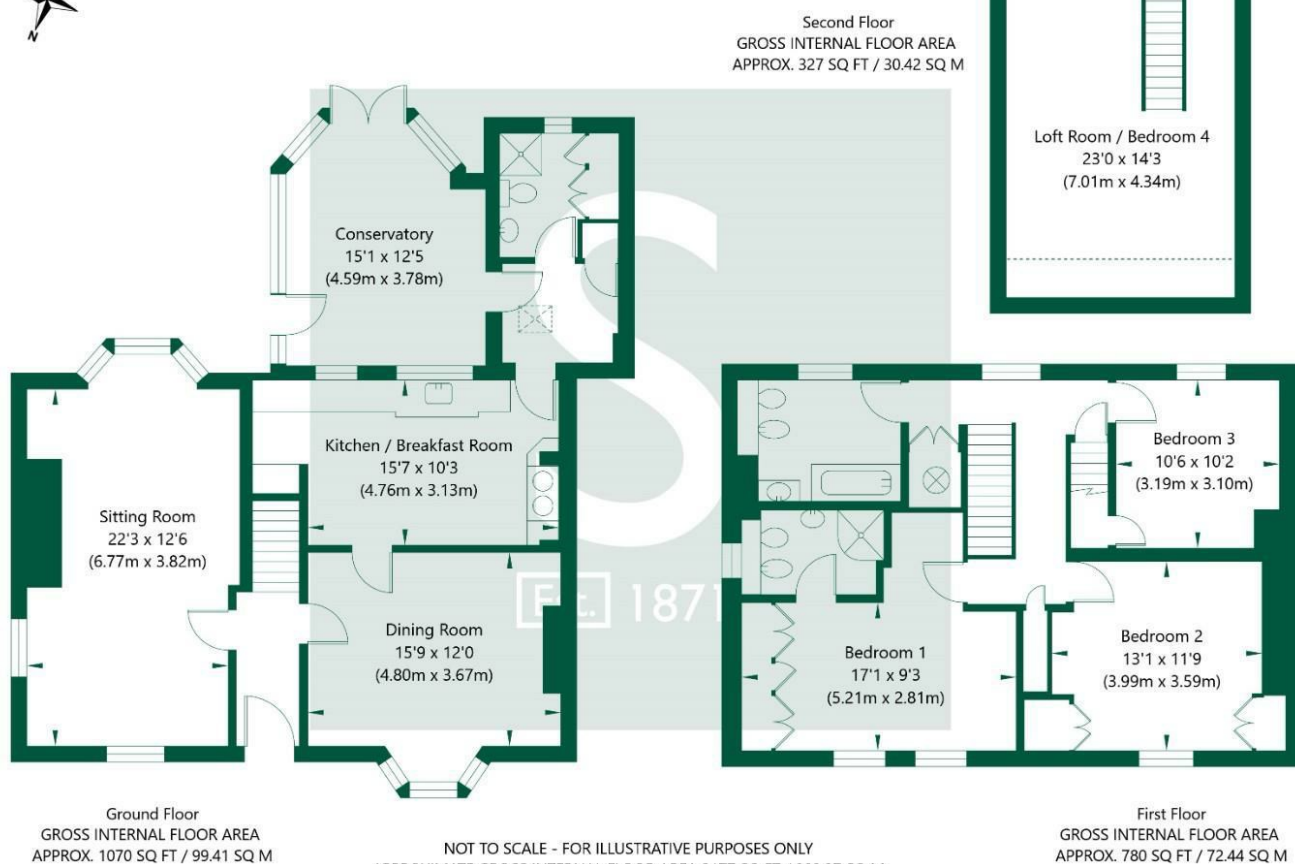
## Agents Note

Adjoining the Property is a residential development site with detailed planning consent for the conversion of a large brick & tile barn to create two separate dwellings, in addition to a single detached building plot located at the rear of the site. The site can be be acquired as a single lot or in conjunction with the house.

Lot 1: House - Offers Over £825,000

Lot 2: Development Site - Offers Over £875,000

# Church Lane, York, YO26 6LB



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
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## Partners

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