



Pear Tree Avenue, Upper Poppleton, York £400,000

A delightful detached residence sitting on a wonderful corner plot, offering the opportunity to improve with no forward chain.



Located in the heart of the most sought-after village of Poppleton is this lovely, detached residence sitting upon a wonderful sweeping corner plot, with double garage and presents an ideal opportunity for any discerning purchaser looking to mark their own stamp on a property.

On entering the property, you are welcomed by an entrance hall with staircase leading to the first-floor accommodation and doors leading to the sitting/dining room, kitchen, ground floor bedroom and house bathroom.

The main living area offers flexibility with a lovely dual aspect space presenting areas for relaxation and dining with feature fireplace. Natural light floods to the room via a rather large window to the side elevation which allows for views over the side garden.

The kitchen comprises a range of units to four sides with fitted worktops having a stainless-steel sink unit. Space and plumbing are available for a cooker and washing machine with a uPVC window overlooking the rear garden and door giving access.

In addition to the ground floor, you will find a good-sized double bedroom with built in storage and enjoys a dual aspect overlooking the front gardens. Just across the hallway is the house bathroom which comprises a three-piece suite having panelled bath with shower, low flush w/c and hand wash basin.

To the first floor are two double bedrooms including the master bedroom which boasts an ensuite shower room.

Outside, the home sits upon this enviable plot, perched on the corner of Pear Tree Avenue. There are sweeping lawned gardens with mature planted borders to both front and side which thereafter leads to a rear lawned garden with patio and greenhouse. A driveway is found to the side elevation accessed through brick pillars and in turn presents off-street parking in front of a double garage.

Poppleton is a charming village located just northwest of York, and is part of the civil parish of Nether and Upper Poppleton sitting along the River Ouse, offering a picturesque setting with a rich history. The village retains a strong sense of community, with historic buildings, a village green with maypole. Local amenities include a train station, pubs, shops, sports fields and a primary school, fostering a welcoming atmosphere for families and visitors alike with this home being ideal for professionals, families and downsizers.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: D

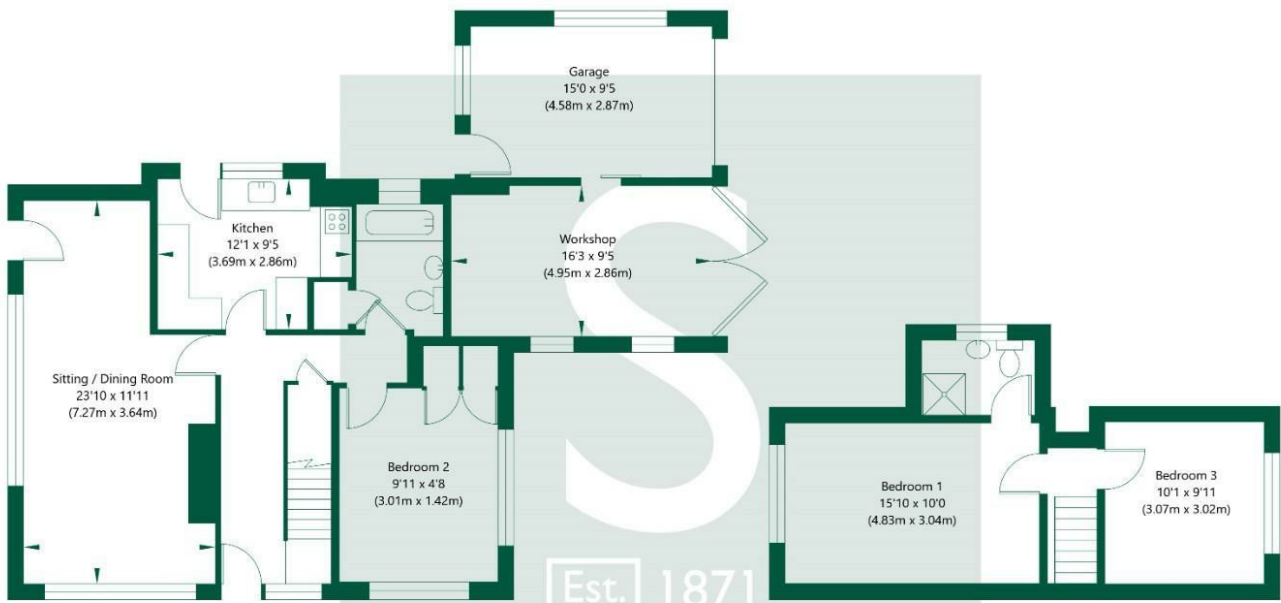
Council Tax: E - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Pear Tree Avenue, Upper Poppleton, York, YO26 6HH



Ground Floor - (Excluding Garage and Workshop)
GROSS INTERNAL FLOOR AREA
APPROX. 682 SQ FT / 63.4 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 328 SQ FT / 30.52 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1010 SQ FT / 93.92 SQ M - (Excluding Garage and Workshop)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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