



**9, Poplars Lane, West Knapton,
North Yorkshire, YO17 6RW
Guide price £220,000**

9, Poplars Lane in West Knapton is a four bedroom semi-detached family home, located on a private and peaceful road just outside the village of West Knapton. Offering spacious accommodation and fully renovated throughout by the current owners, the property benefits from three reception rooms, three double bedrooms, off-road parking for one vehicle and a large low maintenance garden to the rear. The property sources discounted electric from the factory behind and has lovely open views over fields to the front.

This property briefly comprises; entrance hallway, sitting room, stylish kitchen, dining room, family/additional sitting room, utility store cupboard. To the first floor are three double bedrooms, a further bedroom and the house bathroom which has recently been fully refurbished.

This property is not located in the village itself but just off the A64 on the road to Yedingham. The nearby market town of Malton offers a variety of local shops, services and schools. The coastal towns of Scarborough, Filey and Bridlington and the medieval City of York are all within easy reach. Malton railway station provides a connecting rail service to York.

EPC Rating D



Energy Efficiency Rating	
Current	Potential
62	70

Environmental Impact (CO ₂) Rating	
Current	Potential
70	72

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



ENTRANCE HALLWAY

Opaque window to front aspect, wooden style flooring, coving, under stairs storage, radiator, power points, stairs to first floor landing.

SITTING ROOM

14'5" x 11'10" (4.40m x 3.61m)
Window to front aspect, coving, electric feature fireplace, TV point, power points.

FAMILY/SITTING ROOM

15'5" x 8'11" (4.70m x 2.74m)
Window to front and side aspects, coving, dado rail, radiator, power points.

DINING ROOM

11'10" x 9'10" (3.63m x 3.00m)
Window to rear aspect, coving, dado rail, wooden style flooring, radiator, power points.

REAR PORCH

Opaque door to rear, utility cupboard, plumbed for washer, Combi boiler, power and lighting.

KITCHEN

11'10" x 8'5" (3.61m x 2.57m)
Window to rear aspect, coving, wooden style flooring, a range of wall and base units with roll top work surfaces, partly tiled walls, sink and drainer, plumbed for a washing machine, integral electric oven and hob, integrated extractor hood over, space for fridge/freezer, power points.

FIRST FLOOR LANDING

Loft access (part boarded, no ladder), power points.

MASTER BEDROOM

13'3" x 11'10" (4.06m x 3.63m)
Window to front aspect, coving, radiator, power points.

BEDROOM TWO

15'10" x 9'1" (4.85m x 2.77m)
windows to front and side aspects, TV point, radiator, power points.

BEDROOM THREE

12'0" x 9'10" (3.66m x 3.00m)
Window to rear aspect, radiator, TV, power points.

BEDROOM FOUR

9'4" x 7'4" (2.86m x 2.26m)
Window to front aspect, TV point, store above the stairs, radiator, power points.

WET ROOM

Recently installed wet room, opaque window to rear aspect, coving, fully tiled walls and flooring, low flush WC, integral wash hand basin with vanity unit, LED wall hung mirror with built-in Bluetooth and de-steam.

GARDEN

This property has a large garden to the rear which is enclosed by fencing and has a patio area.

PARKING

Private road, off-street parking for one vehicle and driveway parking for one vehicle.

COUNCIL TAX BAND B

TENURE

Freehold.

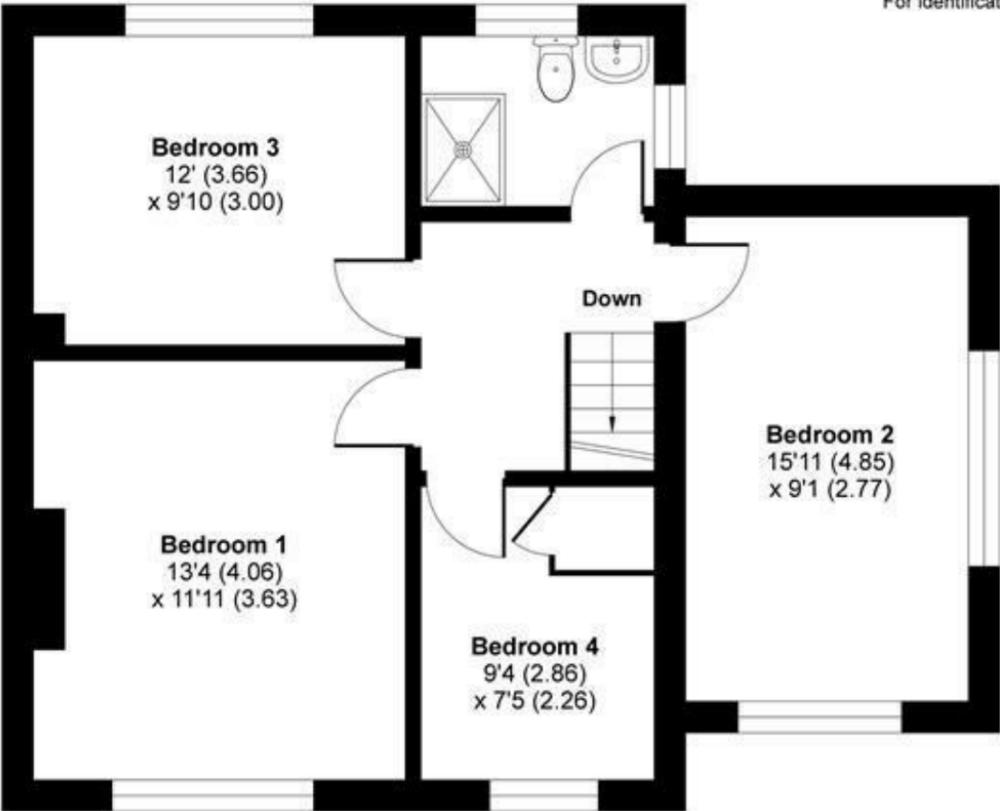
SERVICES

Mains heating, hot water and drainage.

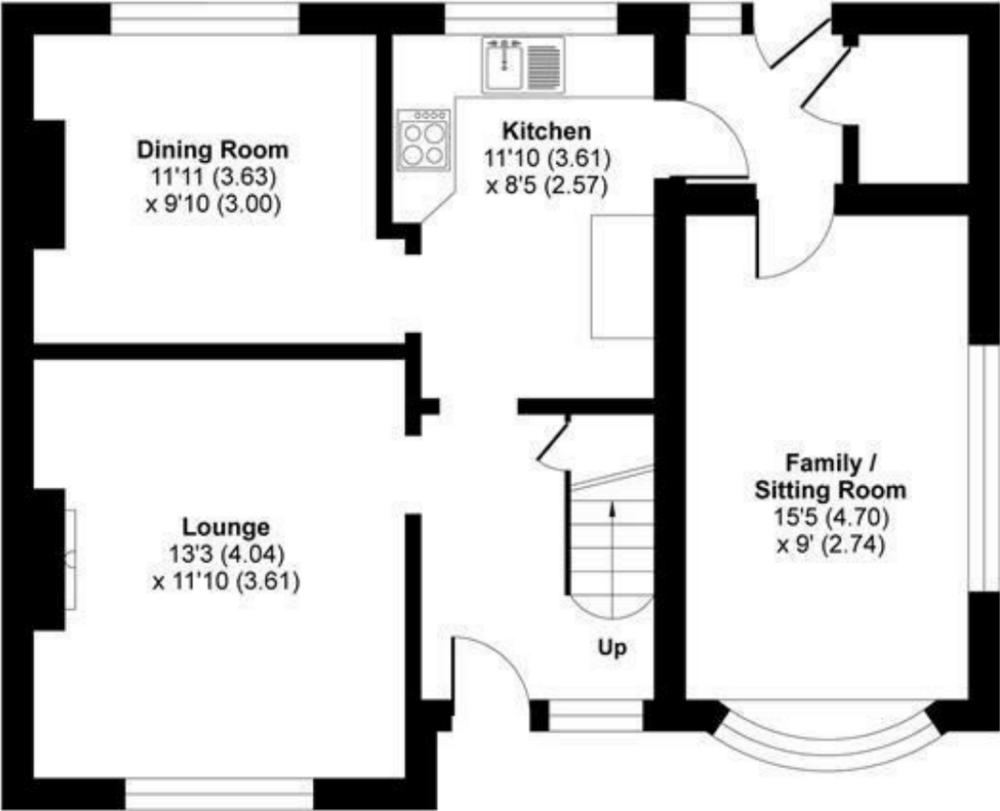


Poplars Lane, West Knapton, Malton, YO17

Approximate Area = 1287 sq ft / 120 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2021. Produced for Willowgreen Estate Agents. REF: 759758

