



Ashtons

Millfield Lane, Nether Poppleton, York, YO26 6LZ

Millfield Lane  
Nether Poppleton, York  
YO26 6LZ

£550,000



Located in the highly sought-after residential area of Nether Poppleton, to the west of York, this substantial detached home occupies a generous plot with gardens to all four sides, in addition to a large double garage and workshop. A much-loved family home for many years, the property is offered for sale with no onward chain and presents an exciting opportunity for a future owner to modernise, extend, and create a superb long-term family home, subject to the necessary planning permissions.

Ideally positioned, the property enjoys easy access to the excellent range of amenities available within Poppleton, which includes local shops, a medical centre, dentists' surgery and highly regarded primary and secondary schools. There are also regular bus routes to York city centre and railway station, while Poppleton train station is also close by. Internally, the property opens into a spacious entrance hallway which provides access to two generous reception rooms positioned to the right-hand side.

The principal living room is located to the front elevation and benefits from a large window that allows natural light to flood the space. The dining room enjoys a pleasant outlook across multiple aspects, with patio doors opening directly onto the rear garden, creating an ideal setting for entertaining and family living. Completing the ground floor accommodation is a substantial kitchen diner fitted with Shaker-style wall and base units, offering ample storage and worktop space, with access through to a useful utility room, in addition to a modern shower room. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage, alongside a spacious landing and a three-piece family bathroom.



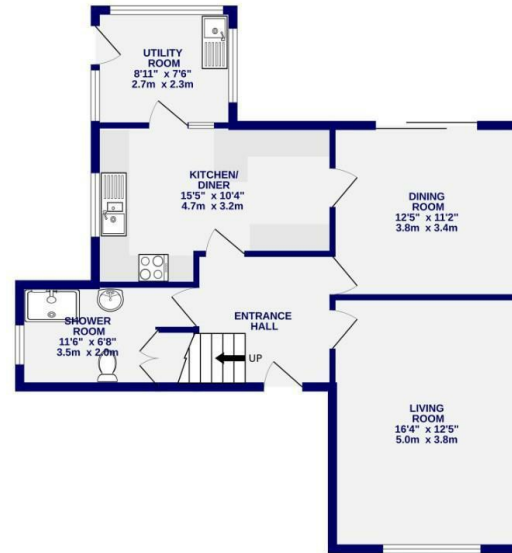


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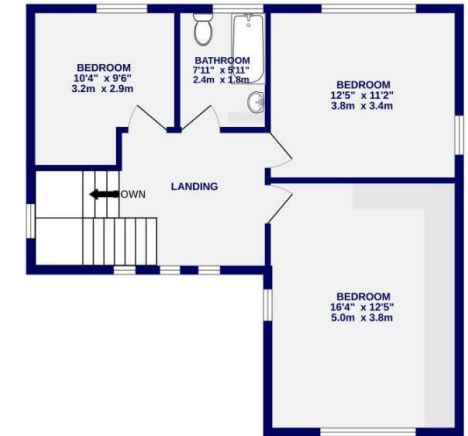
Freehold  
Council Tax Band - E

- Substantial Family Home
- Three Bedrooms
- Two Bathrooms
- Generous Gardens
- Double Garage
- Popular Village Setting
- No Onward Chain
- EPC C

GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garages/sheds will form part of the overall floor area 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.  
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