

- Freehold
Council Tax Band - E

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

The 1st floor plan shows a central landing area with a staircase labeled 'DOWN'. To the left of the landing is a large bedroom (16'4" x 12'5") and a smaller bedroom (12'5" x 11'2"). To the right of the landing is a bedroom (10'4" x 9'6") and a bathroom (7'1" x 1'8"). The landing also provides access to a utility room (8'11" x 7'8") and a kitchen/diner (15'5" x 10'4"). The kitchen/diner is adjacent to a dining room (12'5" x 11'2") and a living room (16'4" x 13'8"). The living room is connected to an entrance hall, which leads to a shower room (11'6" x 6'8") and a bathroom (3'5m x 2'8m). The entrance hall also features an 'Up' staircase.

Rooms and Dimensions:

- LIVING ROOM: 16'4" x 13'8"
- DINING ROOM: 12'5" x 11'2"
- KITCHEN/DINER: 15'5" x 10'4"
- UTILITY ROOM: 8'11" x 7'8"
- BEDROOM: 16'4" x 12'5"
- BEDROOM: 12'5" x 11'2"
- BEDROOM: 10'4" x 9'6"
- BATHROOM: 7'1" x 1'8"
- SHOWER ROOM: 11'6" x 6'8"
- BATHROOM: 3'5m x 2'8m
- LANDING
- DOWN (Staircase)
- UP (Staircase)
- ENTRANCE HALL



Millfield Lane
Nether Poppleton, York
YO26 6LZ

£550,000

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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.

