



Avon-Dhu
Millfield Lane
Nether Poppleton
York
YO26 6PA

£1,195,000

bettermove

Millfield Lane York

Bettermove are proud to present this impressive 4 bedroom detached house in Nether Poppleton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via double wrought iron gates leading to a generous stone driveway with ample parking and an integrated single garage with electric roller shutter doors and electric car charging point. The council tax band is E.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises a sitting room, study and dining room with original fireplace on the ground floor. A special highlight is the wonderful open plan kitchen/breakfast/family room with direct access to the terrace through folding doors. The bespoke and fully equipped kitchen features a range of cupboards and a central island with gas hob. Appliances include an oven, integrated dishwasher and wine cooler. The utility room has further storage space with space for a washing machine and tumble dryer and houses the boiler as well as access to the garage which is integrated into the side of the house. The first floor has four double bedrooms and a stylish modern bathroom with double sinks and separate shower. The master bedroom has a modern en suite shower room.

Located in the sought after village of Nether Poppleton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Poppleton Train Station, the A59 and many local bus routes providing easy access into York City Centre.

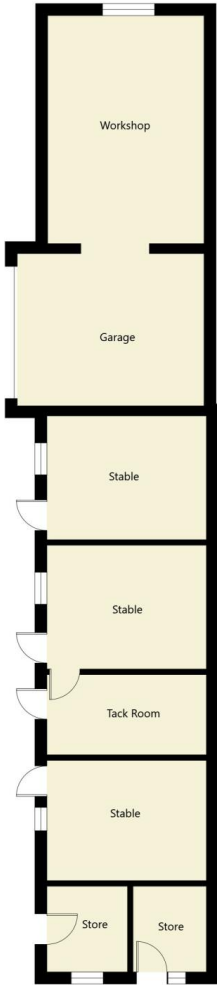
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

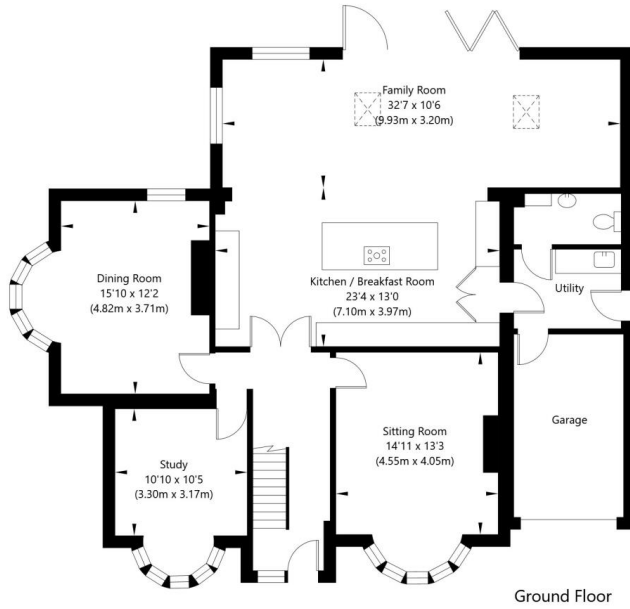


Avon-Dhu, Millfield Lane , Nether Poppleton , York, YO26 6PA

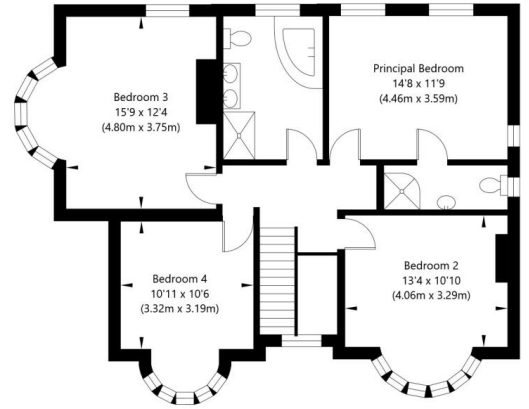
APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House - 2471 SQ FT / 229.51 SQ M - (Excluding Garage)
 Outbuilding - 1045 SQ FT / 97.1 SQ M
 Total - 3516 SQ FT / 326.61 SQ M



Outbuilding



Ground Floor



First Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 All Measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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