



*WISHART*  
ESTATE AGENTS

14 Dikelands Lane  
Upper Poppleton  
York  
YO26 6JB

£525,000

- Detached village home
- Attractive corner plot
- Three double bedrooms
- Three reception rooms
- Ground floor principal bedroom
- Ground floor shower room
- Garage & driveway
- Sought after Upper Poppleton location





Located in the sought after village of Upper Poppleton, the advantageous position of this three bedroom detached home allows it to enjoy a feeling of privacy and space upon its corner plot. The property boasts spacious and well presented internal accommodation, well stocked wrap around gardens, driveway and attached garage.

A substantial double glazed entrance porch with space for shoes, coats and seating has been positioned to enjoy views of the corner plot as well as providing a welcoming entrance to the home



A spacious and light inner hallway gives access to the ground floor accommodation and benefits from a handy storage cupboard for shoes and coats.

Located to the front of the property, the living room boasts dual aspect windows providing views of the attractive plot. Another focal point is a modern marble effect fireplace and chimney breast. The room is naturally light and neutrally decorated.

Positioned to the rear of the property, and again enjoying dual aspect views of the side and rear gardens, is the second reception room with patio doors leading to the rear garden. Given its position adjoining the kitchen, one can envision,



if required, merging the two rooms to make one large kitchen dining seating area with access to the rear garden.

The kitchen itself is fitted with a range of cream base and wall units with contrasting granite work preparation areas over. Integrated appliances include a fridge and induction hob with extractor over, alongside a freestanding washing machine and slimline dishwasher. A sink and drainer sits below a window overlooking the rear garden, and a pedestrian door gives access.

The third reception room is a substantial dining room with views of the rear garden and a staircase leading up to the first floor. A

generous storage cupboard has been located below the stairs, complete with power sockets.

The principal bedroom is located on the ground floor to the front of the property, adjacent to the ground floor shower room. This spacious bedroom has built-in wardrobes and ample room for a bed and additional bedroom furniture.

The shower room is located on the ground floor and features full tiling to the walls and a non-slip floor covering, a walk-in shower, low-level WC and wash hand basin mounted within a vanity unit.

Following the staircase from the dining room,

the first floor benefits from excellent eaves storage cupboards, one of which is upon the landing. There are also two eaves storage cupboards within the office bedroom, one of which neatly houses the gas fired combi-boiler.

Bedroom two, located to the front of the property, benefits from a built-in wardrobe with hanging rail and a built in dressing table. Ample space is provided for a double bed and there is a window overlooking the front aspect.

Currently fitted out as a home office with features including a built-in desk and additional storage, bedroom three is a similar size to bedroom two and could be returned to a double bedroom if required. A window provides a view

over the rear aspect.

Occupying the corner plot, there is pedestrian access from both Applegarth and Dikelands Lane. Vehicular access is from Dikelands Lane along an ample driveway leading to a garage with roller door, power, light and pedestrian access door to the rear garden. The gardens themselves wrap from the front of the property around the side to a pleasant rear garden, all of which are an ample size, very well stocked with a range of trees, plants and shrubs and shaped lawns.

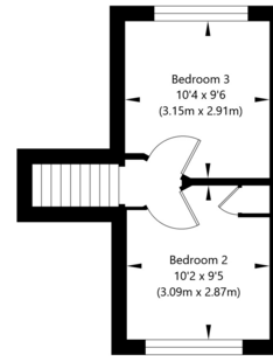
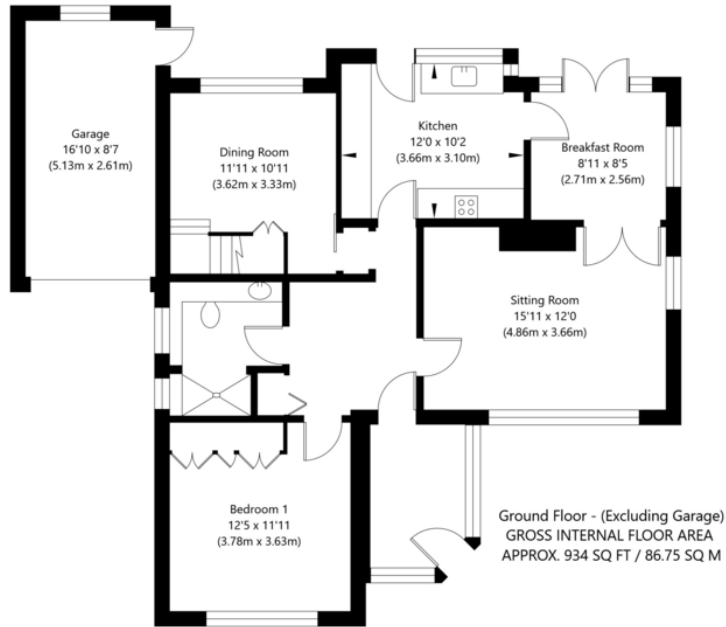
City of York Council  
Tax band D  
EPC D











NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1150 SQ FT / 106.79 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### COUNCIL TAX BAND

Tax band D

### TENURE

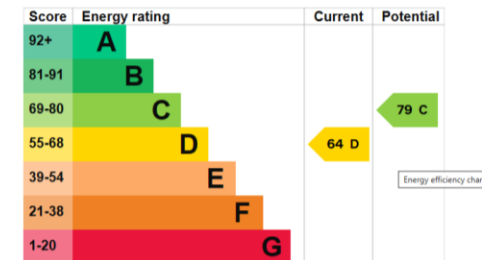
Freehold

### LOCAL AUTHORITY

York City Council

### DIRECTIONS

Enter Upper Poppleton from Boroughbridge Road onto Station Road. Continue along Station Road and cross the railway crossing. Take your first right onto Long Ridge Lane and then your second left onto Dikelands Lane. Number 14 can be located part way along Dikelands Lane on the corner of Apple Garth, on the right hand side.



### OFFICE

Wishart Estate Agents  
 Wilton House  
 Station Road  
 Tadcaster  
 North Yorkshire

**T:** 01904 404558

**E:** info@wishartestateagents.co.uk

**W:** www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

