



HUDSON  
MOODY

71 Beech Avenue, Bishopthorpe, York YO23 2RL

**OFFERED WITH NO ONWARD CHAIN!**  
 Located in the sought after village of Bishopthorpe, is this two double bedroom semi detached home boasting a good sized plot with a garage. The property has great potential to extend into the loft and to the rear (subject to planning permission).

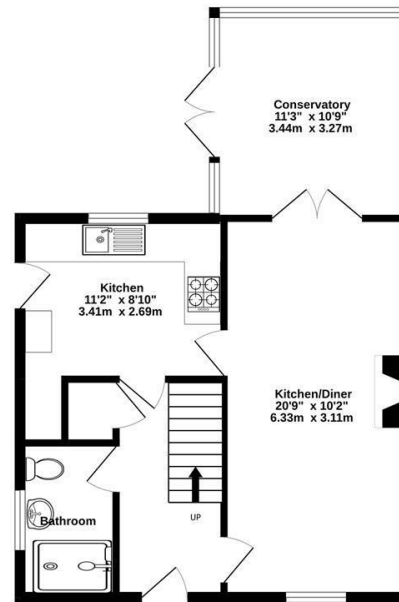
- Semi Detached Home
- Two Double Bedrooms
- Spacious Lounge / Diner
- Fitted Kitchen
- Conservatory
- Rear Garden
- Driveway Parking & Garage
- Bishopthorpe Location
- Offered with No Onward Chain
- Potential to Extend (subject to planning permission)

**Guide Price £280,000**

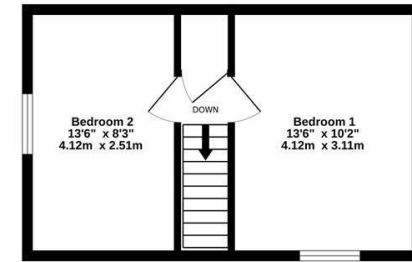
**Tenure: Freehold**

**Council Tax Band: C**

GROUND FLOOR  
 559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
 289 sq.ft. (26.8 sq.m.) approx.

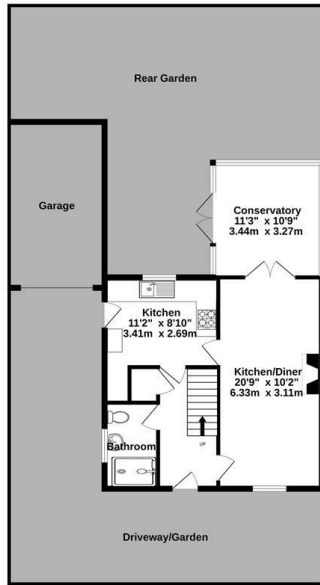


TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 or efficiency can be given.  
 Made with Metropix ©2023





GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 559 sq.ft. (51.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, heights and any other items are approximate and the responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fittings shown have not been tested and no guarantee is given as to their operability or efficiency, call for details.  
Made with Measure ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**HUDSON  
MOODY**

**IMPORTANT NOTICE**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**