



HUDSON  
MOODY

59 Beech Avenue, Bishopthorpe, York YO23 2RL

A beautifully presented and updated SEMI-DETACHED TWO BEDROOM BUNGALOW situated in the popular and sought after village of Bishopthorpe that lies within easy reach of York city centre and the A64 serving the motorway network.

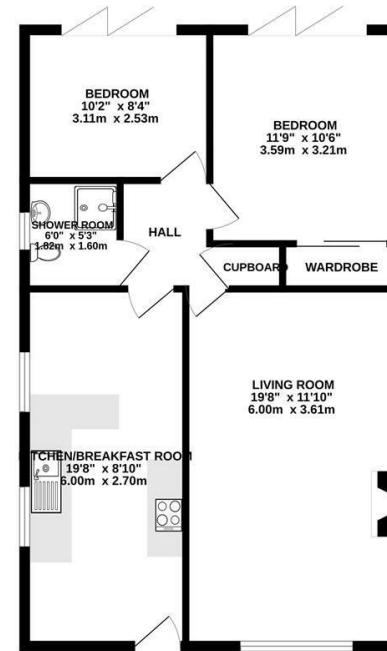
- Modern Semi-Detached Bungalow
- Envious Village Location
- Breakfast Kitchen
- Living Room with Multi-fuel Stove
- Shower Room
- Master Bedroom with Bi-Fold Doors
- Second Double Bedroom
- Landscaped Front and Rear Gardens
- Single Garage and Off Street Parking
- Potential to Extend into Roof Space (Subject to Planning)

**Guide Price £360,000**

**Tenure: Freehold**

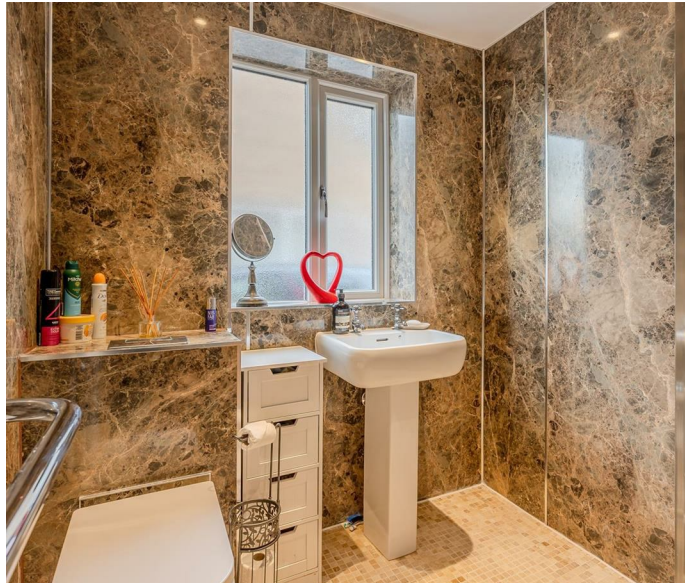
**Council Tax Band: C**

GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.




TOTAL FLOOR AREA: 699 sq.ft. (64.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, walls, etc., shown on these floor plans are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. All included or used as such for 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 02024







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

#### 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.

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