



21 Maclagan Road  
Bishopthorpe, York YO23 2QW

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2QW**

**£625,000**

This four bedroom semi-detached house in Bishopthorpe is a stunning example of modern family living. Extended to both the side and rear this house boasts large rooms, giving a spacious and generous layout throughout. Upstairs, you'll find four bedrooms, two bathrooms and a lovely open landing!

To the rear of the property there is an enclosed garden, ideal for the little ones or the perfect play area for your four-legged friend.

Bishopthorpe Village offers something for everyone, with many local amenities and a bus route into the center, this house is sure to attract many viewings. Call Quantum 01904 631631

EPC Rating D  
Council Tax Band E

**Entrance**  
Part glazed door into the entrance hall.

**Entrance Hall**  
With wood flooring. Radiator. Stairs ahead to the first floor. Access into lounge, dining room, kitchen and WC.

**Lounge**  
13'7 into alcove x 11'9 (4.14m into alcove x 3.58m)  
Fire surround and hearth. Two radiators. UPVC bay window. Picture rail.

**Dining Room**  
18'2 x 11'9 (5.54m x 3.58m)  
An extended room with fire surround and hearth. Two radiators. UPVC window. Picture rail.

**Dining Kitchen**  
17'7 x 14'1 (5.36m x 4.29m)  
An extended kitchen which has been cleverly opened up to make a great sized kitchen fitted with units and coordinating work surfaces. Bowl and a half sink unit. Built in dishwasher, fridge freezer, gas hob with extractor over and eyelevel oven for easy access. Freestanding island unit. Wood flooring. Spotlights. UPVC window. UPVC double doors into the garden.

**WC**  
Fitted with a two piece white suite comprising WC and wash basin. Tiled floor. Fan.





### Landing

Two way spacious landing. Access to roof space. UPVC window. Radiator.

### Bedroom One

13'3 x 10'2 to wardrobes (4.04m x 3.10m to wardrobes)

A large room with UPVC window. Two radiators. Built in wall of wardrobes. Picture rail.

### Bedroom Two

11'0 x 10'2 to wardrobes (3.61m x 3.10m to wardrobes)

UPVC window. Radiator. Built in wall of wardrobes. Picture rail.

### Bedroom Three

11'9 x 8'9 at widest (3.58m x 2.67m at widest)

UPVC window. Radiator. Picture rail.

### Bedroom Four

8'5 x 8'0 (2.57m x 2.44m)

UPVC window. Radiator.



### Bathroom

8' x 7'9 (2.44m x 2.36m)

A really smart modern bathroom fitted with a three piece suite in white comprising; bath with shower tap fitment, WC and wash hand basin. Cupboard housing the boiler. UPVC opaque window. Heated towel rail. Spotlights. Fan. Tiled flooring.

### Shower Room

8'9 x 7'9 (2.67m x 2.36m)

A large shower room comprising; shower cubicle, WC and wash hand basin. Spotlights. Tiled flooring.

### Outside

A paved driveway to the front of the property offers off street parking for two cars. A pretty front garden adjacent with front boundary wall. Side gate offers access to the rear garden.

To the rear there is a good sized garden which is fully enclosed, split into three parts; lawn, gravel and patio area. Also with the benefit of Greenhouse and shed.

### Additional information

EPC TBC

Council Tax Band E

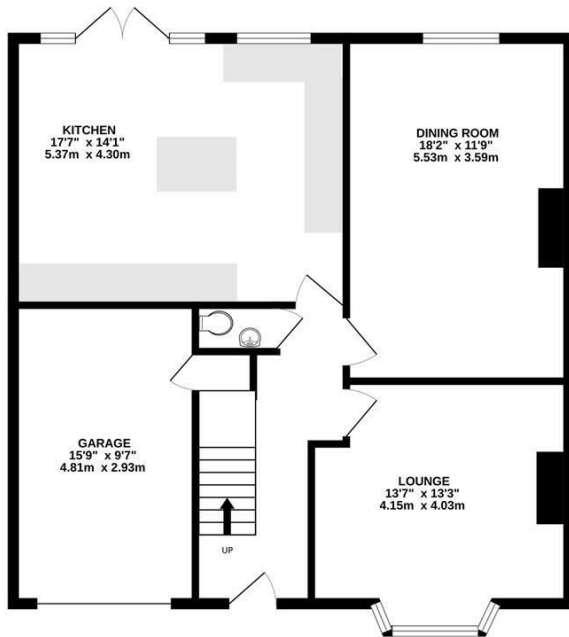
The boiler is years old.

### Garage

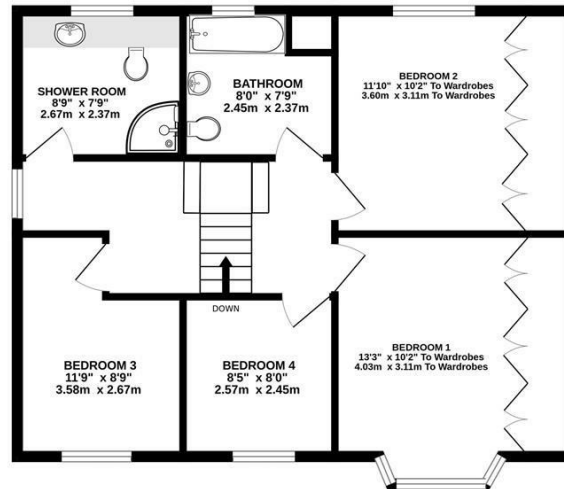
With up and over door. Power and light laid on.



GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.

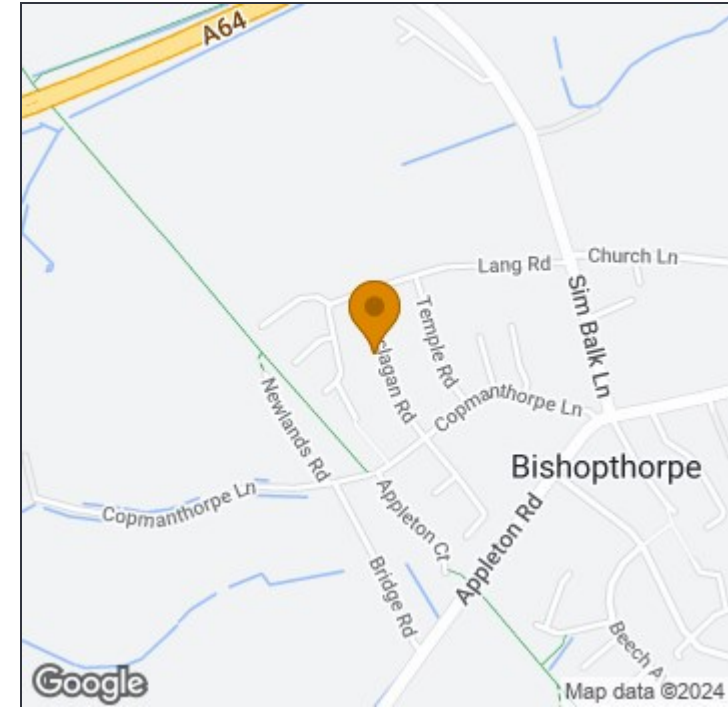


1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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.  
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