



1 Ramsey Avenue  
Bishophorpe, York YO23 2SQ



**1 Ramsey Avenue  
Bishopthorpe, York YO23  
2SQ**

**£355,000**

A spacious and loved home over many years. The layout offers options with one bedroom on the ground floor along with a modern shower room and two large double bedrooms to the first. The kitchen looks over a really sweet, private garden complete with seating area perfect for those summer nights and a glass of wine.

Offered with no forward chain this house has the benefit of a it's own drive, garage and lovely front garden, all within an easy walk to the village shops.

Council tax band C  
EPC Rating D

**Entrance**  
UPVC door and side lights.

**Entrance Hall**  
Radiator. Stairs to first floor. Doors to ground floor rooms. Two storage cupboards, one with radiator and sensor light.

**Living Room**  
18'6 x 11'3 (5.64m x 3.43m)  
A lovely bright and spacious room. UPVC window. Gas fire with surround and hearth. Two radiators. Sliding doors in the dining snug.

**Dining Room / Snug**  
14'11 x 11'3 (4.55m x 3.43m)  
Currently being used a cosy snug and dining area. Sliding doors back into the lounge. Door to kitchen. Gas feature fire. Radiator. UPVC windows over looking the garden. UPVC door.

**Kitchen**  
14'0 x 8'10 (4.27m x 2.69m)  
Fitted with a range of high and low-level units and coordinating worktops. Sink and drainer. Space for fridge freezer. Plumbing and space for washing machine. Integrated oven with 4 ring gas hob and extractor hood over. Two UPVC windows. UPVC door. Radiator.

**Ground floor bedroom**  
11'0 x 7'5 (3.35m x 2.26m)  
UPVC window. Radiator.







#### **Shower Room**

7'5 x 5'4 (2.26m x 1.63m)

Fitted three piece suite comprising; walk in shower cubicle with dual shower head, wash hand basin with vanity unit and toilet. Heated towel rail. Opaque UPVC window.

#### **Stairs to first floor**

Located at the top of the stairs is a handy storage cupboard housing the boiler. Loft access.

#### **Bedroom One**

14'11 x 11'3 (4.55m x 3.43m)

UPVC window. Eaves storage. Radiator. Sink with vanity unit.

#### **Bedroom Two**

14'11 x 11'3 (4.55m x 3.43m)

UPVC window. Eaves storage. Radiator. Sink with vanity unit.

#### **Outside**

To the front of the property is a laurel hedge and driveway with carport offering off street parking for at least 2 cars. The garden is well presented and low maintenance with gravel, stepping stones and planted shrubs and mature trees for some additional greenery.

To the rear of the bungalow is a private garden with established shrubs and planting borders. A paved patio area with lean-to above offering the perfect place to sit and admire the garden. A small pond is located in the mid section of the lawn and there is also a handy shed for storage.



#### **Garage**

Detached garage with power and light accessed via double wooden doors and additional rear glazed UPVC door. There is also side access to another storage area.

#### **Material Information**

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a gas combi boiler which supplies the heating and hot water.

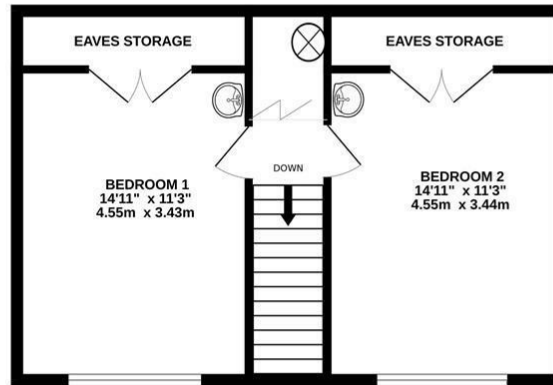
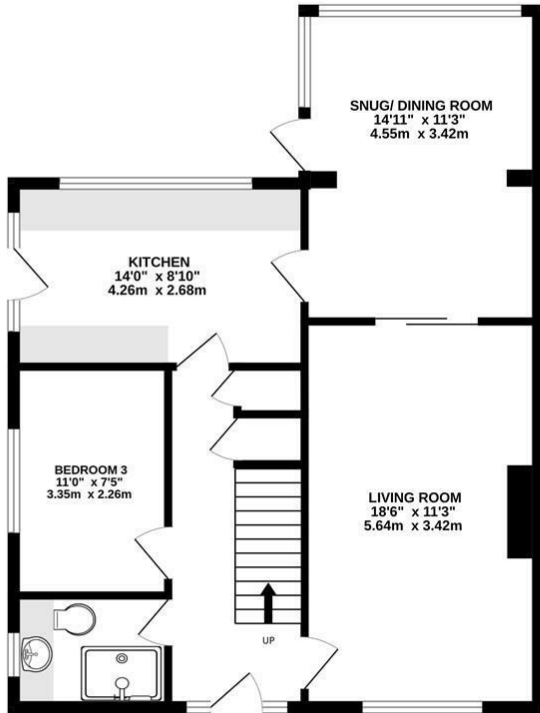
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

The property is currently going through probate.



GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.

1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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