



25 Acaster Lane
Bishopthorpe, York YO23 2SA

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2SA
£725,000**

A large extended family home located in Bishopthorpe village which has been cleverly designed to offer a spacious and versatile layout. As you enter the property you will find a welcoming hallway which leads on to the main hub of the home, the dining kitchen; with access to the utility and games/playroom this area is the perfect place for entertaining! Offering two further reception rooms and a shower room to the ground floor you really are spoilt for space. The first floor does not disappoint either with five bedrooms, a shower room and also a family bathroom.

The property overlooks Bishopthorpe cricket field and is close to many local amenities. We have said it many times before but you really do need to visit this house to appreciate its size and location!

Council tax band D
EPC Rating C

Entrance

UPVC door leads into the hall.

Entrance Hall

A spacious hallway with wood flooring. Radiator. Stairs to the first floor accommodation. Tel point. Picture rail. Dado rail.

Ground floor shower room

Fitted with a three piece suite in white comprising; shower cubicle, low level WC and matching sink, UPVC opaque window. Radiator.

Sitting Room

14'0" max x 12'0" (4.29m max x 3.66m)

Large UPVC bay window. Fireplace. Wood flooring. Pic rail. Dado rail.

Family Room / Lounge

23'3 x 12 (7.09m x 3.66m)

A large extended room with a fabulous 1920's fireplace with a gas pipe. Radiator. Tv point. UPVC door and windows. Large Velux window.

Kitchen

24'4 x 13'11 full space (7.42m x 4.24m full space)

Fitted with a complete range of units, both high and low-level with co-ordinating work surfaces. Space for large fridge freezer. Built in wall mounted oven. Electric hob. Built in dishwasher. Electric fan heater at kickboard level. Plumbing for washing machine. Sink and a half sink unit. UPVC window. Wood flooring. Open archway into the dining area.

Dining Room

A super bright room with UPVC doors to the rear garden with windows either side. Two radiators. Two Velux windows. Thermostat. Door leading into the utility room and games/playroom.

Utility Room

11'1 x 5'1 (3.38m x 1.55m)

Fitted with a range of units both high and low-level with co-ordinating work surfaces. Built in oven and cooker hood over. Sink unit. Plumbing for washing machine. Space for low-level fridge. Door leading back into the dining room.

Not your average utility room and a great addition to the house.





Games/Playroom

22'11" max x 10'0" (7.01m max x 3.05m)

A large playroom with UPVC bay window and two further UPVC windows. Open arch into the utility. Laminate flooring. Double doors into storage cupboard. Cupboard housing the combi boiler. UPVC glazed entrance door to the side of the property, offering access to the garden front and back. Stairs leading to the landing and bedrooms.

Stairs to the first floor landing

Loft access. Door to bedrooms 4 and 5 plus shower room. Stairs leading to the snug.

Bedroom One

12 x 10'10 (3.66m x 3.30m)

With UPVC window. Radiator. Built in wardrobe. Built in cupboard. Picture rail.

Bedroom Two

12 x 10'10 (3.66m x 3.30m)

With UPVC window. Feature fireplace. Radiator. Picture rail. Built in wardrobes.

Bedroom Three

7'10 x 7'8 (2.39m x 2.34m)

With UPVC window. Radiator. Picture rail.

Family Bathroom

Fitted with a three piece suite in white comprising; bath with shower over, low-level WC and matching sink. Built in cupboard. UPVC opaque window. Small access into loft.

Bedroom Four

12'4 x 12'0 (3.76m x 3.66m)

With UPVC window overlooking the cricket pitch. Velux window. Radiator. Built in cupboard.

Bedroom Five

11'11 x 9'2 (3.63m x 2.79m)

With UPVC window over looking the cricket pitch. Velux window. Radiator. Built in wardrobe.

Shower Room

Fitted with a three piece suite in white comprising; shower cubicle, low-level WC and matching sink. Velux window, Extractor fan. Radiator.

Outside

To the front of the property there is a large drive with established garden adjacent. To the side there is a path which leads to the door of the annexe/side of the property. Side gate leads to the rear garden.

To the rear there is a lovely sized rear garden, mainly laid to lawn with sheds. Tree. Open aspect to the cricket pitch.

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 D. The Local Authority is the City of York Council

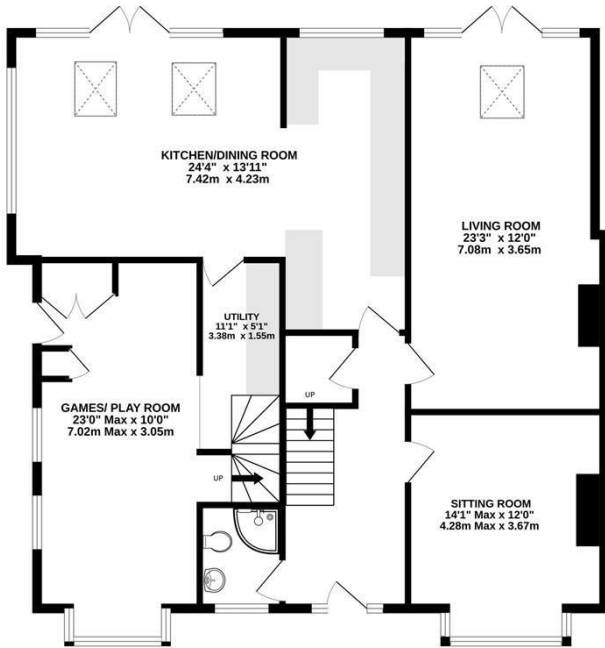
The property Electricity Supplier is Northern Power Grid. Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

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

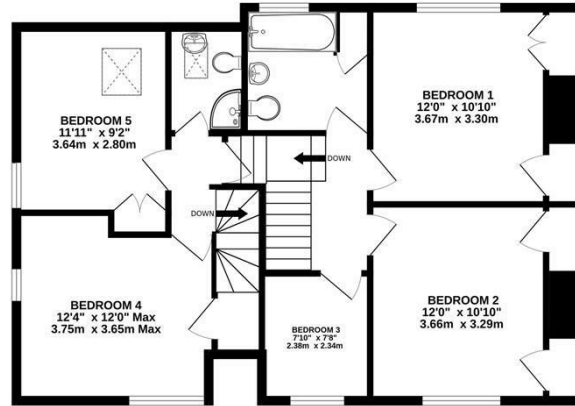
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
1256 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 2051 sq.ft. (190.5 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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