



18 Melton Drive
Bishopthorpe, York YO23 2RW

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2RW**

£275,000

A charming two bedroom semi-detached bungalow located on Melton Drive in the picturesque village of Bishopthorpe. Situated in a quiet cul-de-sac location you'll enjoy the peace and quiet of the surroundings, while still being within easy reach of local amenities. The village has so much to offer; cafes, pubs, doctors, infant and junior school, plus many more!

With no forward chain and room to improve this bungalow presents a fantastic opportunity for those looking to settle down in a quaint village setting. Don't miss out on the chance to make this lovely property your new home.

EPC Rating TBC
Council Tax Band C

Entrance Hallway

UPVC door. Radiator. Storage cupboard. Doors to further rooms.

Lounge

UPVC window. Radiator. Gas fire with surround and hearth.

Shower Room

Fitted with a three piece suite comprising; shower cubicle, wash hand basin and toilet. Radiator. UPVC opaque window.

Kitchen

Fitted with wall and base units and coordinating worktops. Sink and half bowl with drainer. Built in oven/grill. Gas hob with extractor over. Space and plumbing for washing machine. UPVC window. Cupboard housing boiler. Radiator. UPVC part glazed door.

Bedroom One

UPVC window. Radiator. Built in wardrobe with sliding doors.





Bedroom Two

Open under stairs cupboard. Radiator. Aluminum glazed sliding doors leading into the conservatory.

Conservatory

Brick built with UPVC windows and double doors leading into the garden. Radiator.

Loft Space

Stairs leading from the hallway to the useful space with built in eaves storage, with plenty of cupboard space, wardrobe and dresser. Velux window.

Outside

The front of the property is landscaped with low level planting borders, adding a touch a colour to the bungalows exterior. There is a long driveway offering off street parking which also leads to the gated rear garden and detached garage.

To the rear of the property is a nice size garden, mainly laid to lawn with borders and established shrubs. A handy shed, useful for storage, paved patio area and detached brick built garage.

Garage

Brick built with wooden double doors. Laid on with power.

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 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

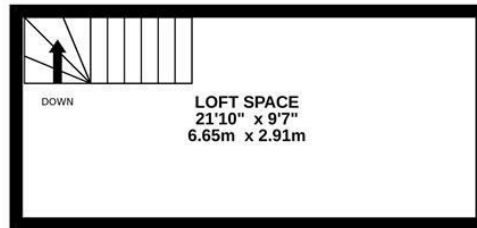
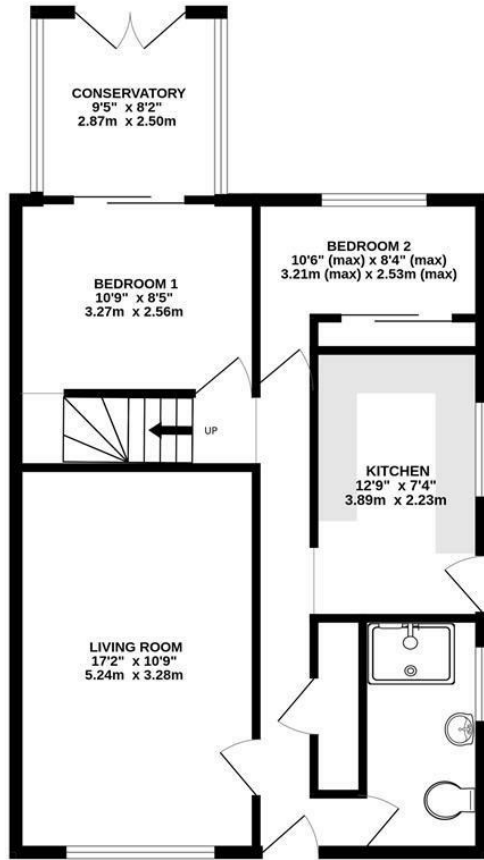
Loft space not completed to building regulations.

Probate has been granted.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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