



136 Acaster Lane
Bishopthorpe, York
YO23 2TD

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2TD**

£650,000

Nestled on Acaster Lane in the village of Bishopthorpe, is this impressive detached house which offers a perfect blend of modern living and spacious comfort. The property boasts two inviting reception rooms, modern kitchen, featuring a delightful seating area and a dining hall which is a great space for social gatherings.

With four well-proportioned bedrooms, including a principal suite complete with an ensuite bathroom, walk-in wardrobe and a Juliet balcony.

Outside the large garden presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The wooden gazebo is a great addition to the space, perfect for all the seasons.
With driveway accommodating ample off road parking, adding to the practicality of this lovely home.

A viewing is a must to really appreciate the size of both the house and garden, call Quantum now to arrange viewing.

EPC Rating C
Council Tax Band D

Entrance

Part glazed UPVC door. Stairs leading to first floor. Radiator. Opening through to the dining hall.

Dining Hall

15'5 x 14'10 max (4.70m x 4.52m max)

With bay window and radiator. A fantastic open space, allowing for many options such as a games room or dining area, perfect for entertaining guests with folding glazed doors leading into the lounge.

Office

15'4 x 14'9 max (4.67m x 4.50m max)

With UPVC window and radiator. UPVC door to side access. Under stairs cupboard.

Lounge

26'3 max x 12'2 (8.00m max x 3.71m)

A bright and spacious room with log burner. UPVC French doors opening into the garden. Two UPVC windows. Two radiators.

Kitchen

25'2 max x 12'8 max (7.67m max x 3.86m max)

Modern fitted kitchen with a range of wall and base units complemented by co-ordinating work surfaces. Breakfast bar with seating. Inset sink unit with half bowl and drainer. Two integrated ovens. Ceramic hob with extractor hood over. Integrated dishwasher, fridge and freezer. UPVC French doors to garden. Two full height UPVC windows. Two skylights. Radiator. Underfloor heating.

Utility Room

7'3 x 5'9 (2.21m x 1.75m)

Fitted with wall and base units with sink. UPVC window. Space and plumbing for washing machine and dryer. Underfloor heating.





Cloak Room

Fitted with a two piece suite comprising toilet and wash hand basin. Heated towel rail.

Stairs to the first floor

First Floor Landing

9'5 x 6'1 (2.87m x 1.85m)

Access to loft. Doors to further rooms.

Primary Bedroom

18'2 x 12'2 (5.54m x 3.71m)

A large bedroom suite with UPVC French doors onto a Juliet balcony which overlooks the beautiful garden. Radiator. UPVC window.

With door to ensuite shower room and walk-in wardrobe measuring at 7'7 x 5'5 with wall mounted boiler.

Ensuite

7'6 x 6'3 (2.29m x 1.91m)

Fitted with a white three piece suite comprising bath with rainfall shower over, toilet and wash hand basin with vanity unit. Radiator. Opaque UPVC window.

Bedroom Two

11'8 x 9'7 (3.56m x 2.92m)

UPVC window. Radiator. Built in wardrobe.

Bedroom Three

11'9 x 9'6 (3.58m x 2.90m)

UPVC window. Radiator. Two storage cupboards.

Bedroom Four

8'5 x 6'1 (2.57m x 1.85m)

UPVC window. Radiator.

Family Bathroom

8'1 x 5'5 (2.46m x 1.65m)

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

Outside

To the front of the property is a gravelled and paved driveway, offering a low maintenance upkeep and ample off street parking.

A superb large garden sits to the rear of the property which is mainly laid to lawn with established tree's, hedging along the fence line and low level flower beds. With the addition of a wooden gazebo, the perfect place to sit in all seasons. here is also gated side access to the property.

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.

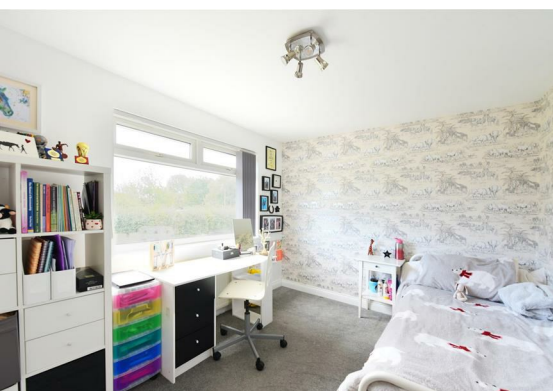
Council Tax Band of the property is D. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid. There is an Electric Vehicle Charge Point located to the side of the property. With the benefit of solar panels which are fully owned.

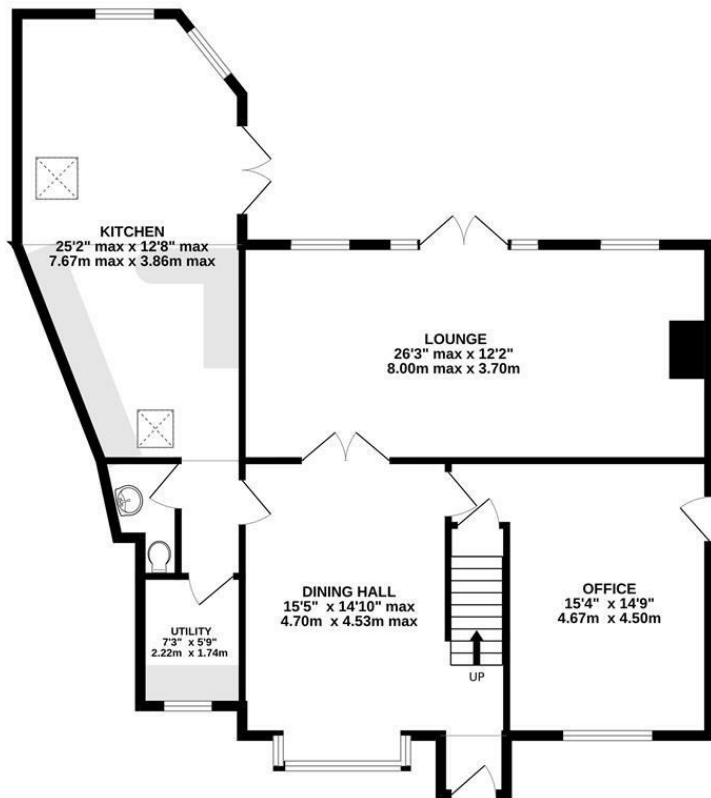
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

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

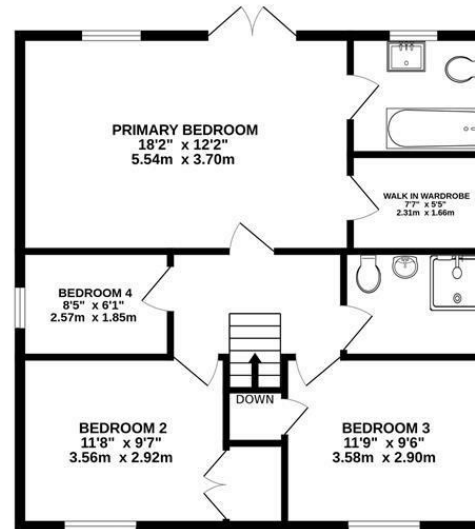
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
1109 sq.ft. (103.1 sq.m.) approx.

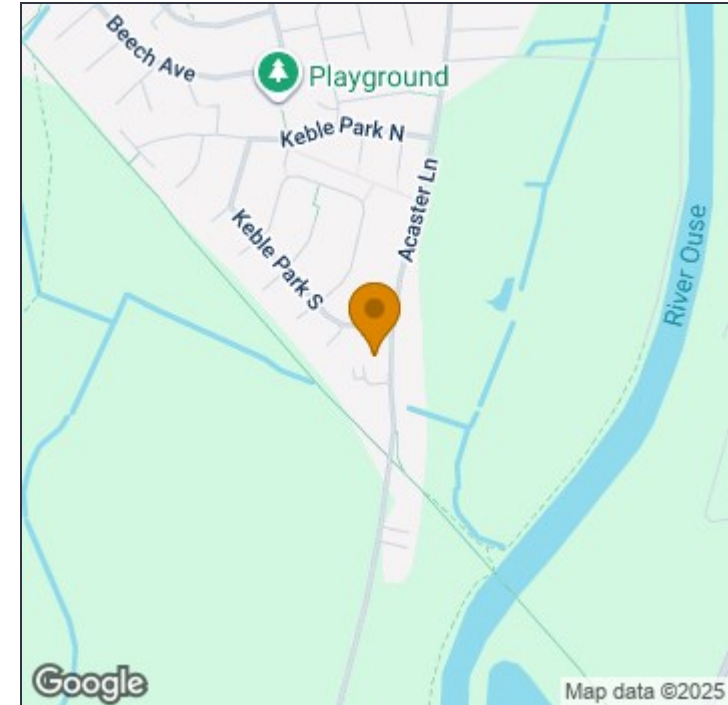


1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 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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