



72 Acaster Lane  
Bishophorpe, York YO23 2SG



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Bishopthorpe, York YO23  
2SG**

**£440,000**

A lovely family home in Bishopthorpe, situated on Acaster Lane with views across open fields. This extended detached house offers ample space throughout with four bedrooms and two bathrooms. The ground floor layout provides; Entrance lobby, lounge opening through to the spacious kitchen with breakfast bar which leads to the dining area and utility room. With the benefit of a garage, driveway and gardens to the front and rear.

The village offers great local shops, cafes, pubs, dentist, butchers and many more! With a lovely infant and junior school, the village offers lots for growing families. Offered with no forward chain, call now for a viewing!

EPC Rating D  
Council Tax Band C

**Entrance**  
UPVC door.

**Lobby**  
Radiator. Stairs to first floor.

**Lounge**  
13'8 x 12'4 (4.17m x 3.76m)  
UPVC window. Radiator. Under stairs cupboard.

**Dining Room**  
11'1 x 8'10 (3.38m x 2.69m)  
UPVC window. UPVC double doors to garden.  
Radiator.

**Kitchen**  
15'9 x 9'5 (4.80m x 2.87m)  
Fitted with a range of wall and base units complemented by coordinating worktops. Breakfast bar. Inset sink and drainer unit. Gas hob with extractor over. Built-in oven. Space for dishwasher. Space for wine cooler. Space for fridge freezer. UPVC Window. UPVC double doors to the garden

**Utility**  
8'2 x 6'3 (2.49m x 1.91m)  
Fitted with a range of wall and base units complemented by coordinating worktops. Space for tumble dryer. Space and plumbing for washing machine. Newly fitted boiler (December 2024).





#### First Floor Landing

##### Bedroom One

12'9 x 9'6 (3.89m x 2.90m)

UPVC window. Radiator. Door into the ensuite shower room.

##### En suite

8' max x 5'10 (2.44m max x 1.78m)

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

##### Bedroom Two

10'5 x 9'5 (3.18m x 2.87m)

UPVC window. Radiator.

##### Bedroom Three

10'11 x 8'10 (3.33m x 2.69m)

UPVC window. Radiator.

##### Bedroom Four

17'4 max x 9'2 max (5.28m max x 2.79m max)

UPVC window. Two sky lights. Radiator.

##### Family Bathroom

6' x 5'5 (1.83m x 1.65m)

Fitted with a three piece suite comprising; bath with shower over, wash hand basin and toilet. UPVC opaque window. Heated towel rail.

##### Garage

With power and light.

##### Outside

To the front of the property is a driveway running alongside the front lawn and leading to the single garage.

To the rear of the property is an enclosed garden mainly laid to lawn with raised decking areas.

##### 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 brand new combi boiler which supplies the heating and hot water.

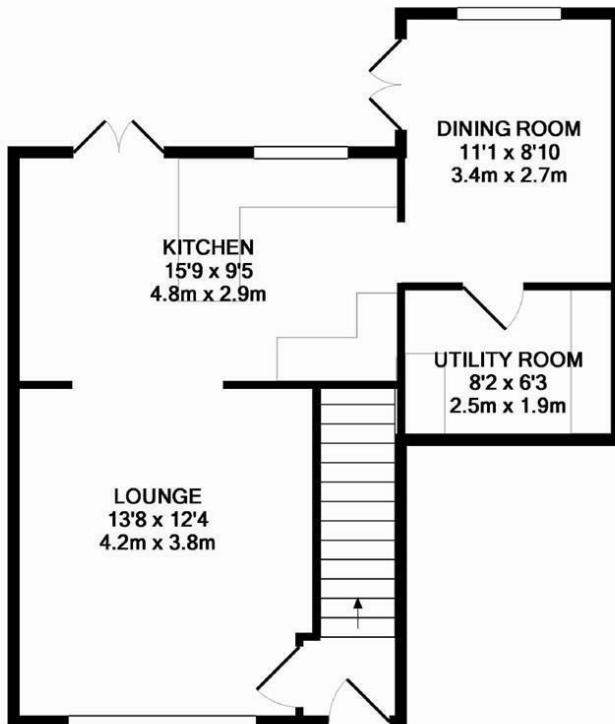
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



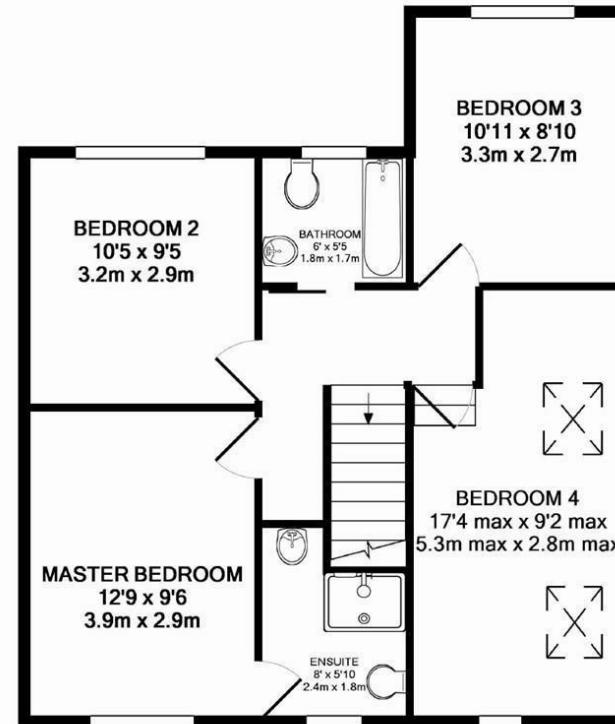
\* Electrical Installation Condition Report valid until 31 March 2026

\* A new boiler was installed in December 2024.

\* Please note these photos were taking prior to the tenancy.



GROUND FLOOR  
APPROX. FLOOR  
AREA 517 SQ.FT.  
(48.0 SQ.M.)

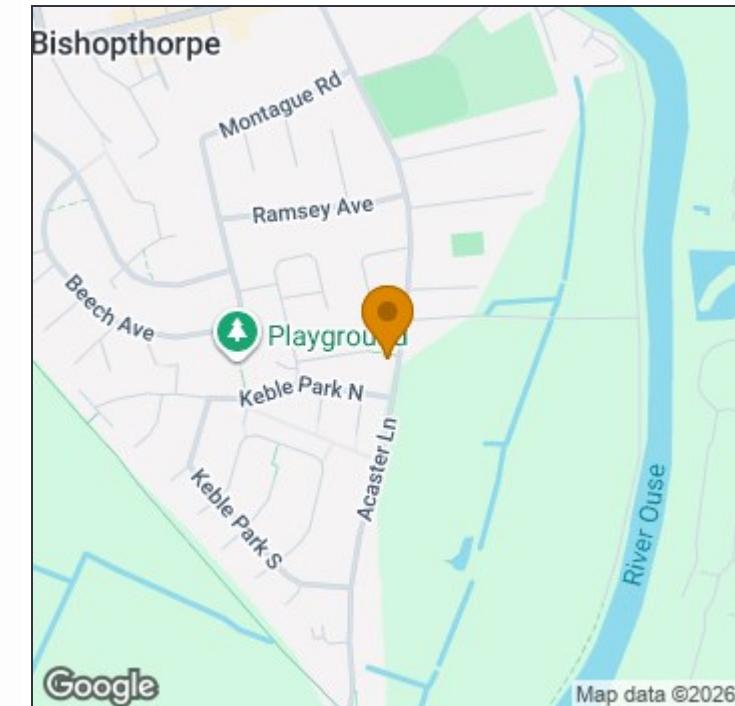


1ST FLOOR  
APPROX. FLOOR  
AREA 618 SQ.FT.  
(57.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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