



42 Bridge Road Bishopthorpe
York, YO23 2RR
Guide Price £425,000

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A SUPERB EXTENDED 3 BEDROOM SEMI DETACHED HOUSE WITH OPEN VIEWS OVER COUNTRYSIDE TO THE REAR. Set in this highly sought after village convenient for local amenities and with easy access into York city centre and the A64 plus within the school catchment for Fulford and Tadcaster Grammar schools. The property provides bright and spacious living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, lounge/dining room, study/family room, breakfast kitchen with modern fitted units, landing, 3 double sized bedrooms and a family bathroom/w.c. To the outside is an integral brick garage to the front and a fabulous lawned garden to the rear. An internal viewing is highly recommended.

Entrance Hall

Kitchen

Sitting/Dining Room

Family Room/Study

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

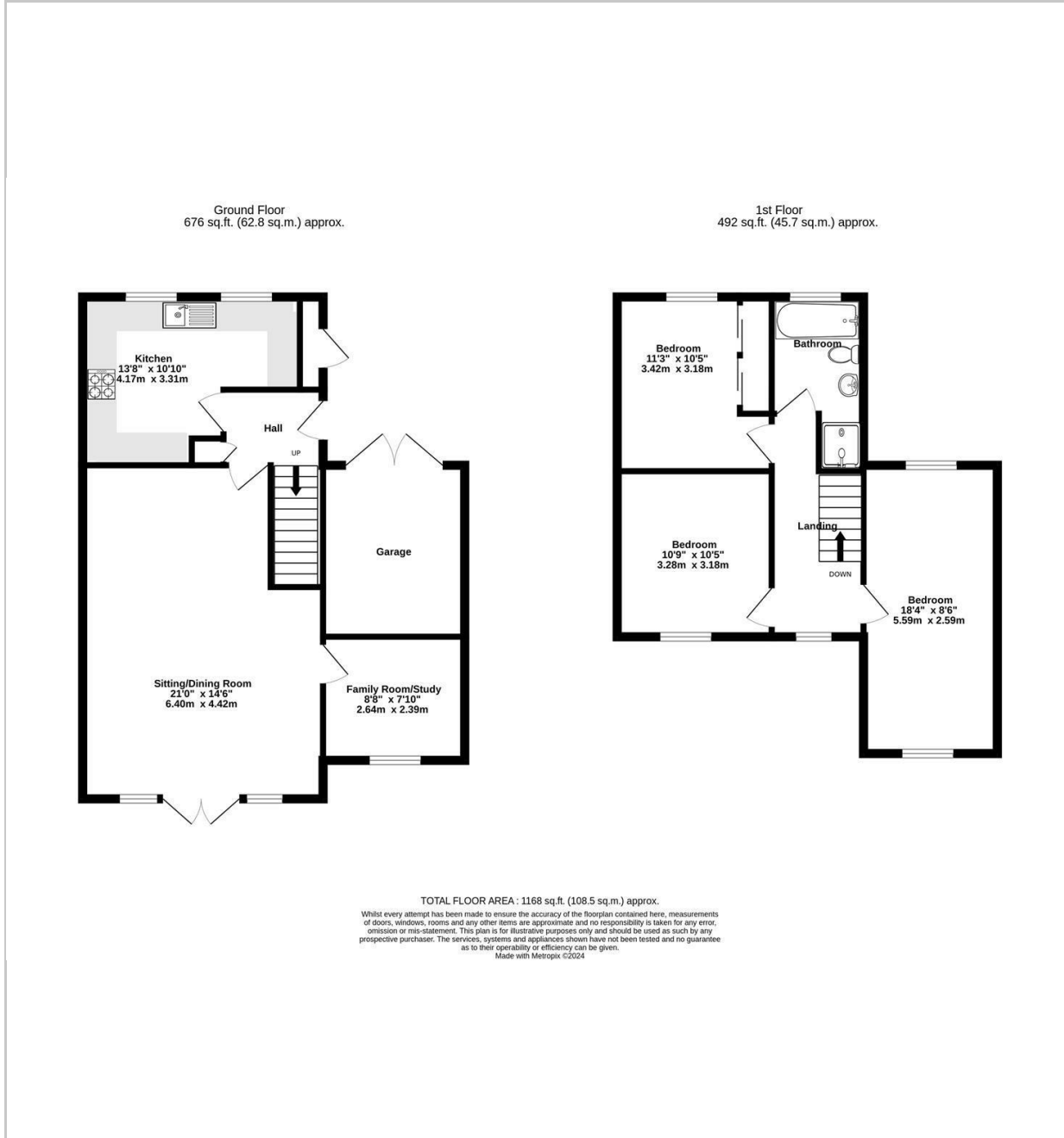
Bathroom

Rear Garden

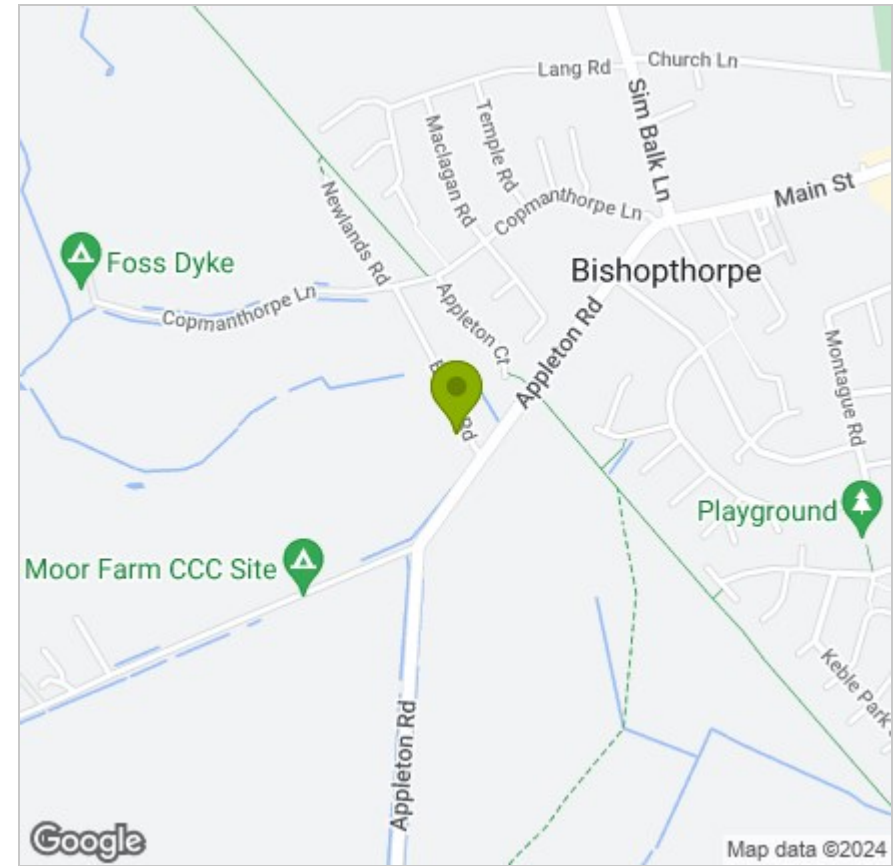




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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