



67 Main Street Bishopthorpe

York, YO23 2RA

Guide Price £440,000



NO ONWARD CHAIN! Upgraded to an exceptionally high standard, we are delighted to offer for sale this superb period end of terrace home located in the highly sought after and thriving village of Bishopthorpe. Served by many local shops, schools and community amenities as well as excellent road and bus links into York city centre and the A64. Extended and arranged over three floors with added benefits including a good sized rear garden, off street parking and a brick workshop/store which is suitable for further modifications to a garden room or external study. Accessed via a traditional forecourt it comprises entrance hallway, lounge, open plan dining kitchen with French doors onto courtyard, WC/cloaks, first floor landing, two double bedrooms, three piece house bathroom, second floor landing and a third double bedroom with en-suite shower. To the outside is a front forecourt with railings, parking space with potential for electric car charging and an access gate to a paved courtyard with lovely lawned and sitting areas plus a traditional brick outbuilding. An accompanied viewing is highly recommended.

Entrance Vestibule

Entrance door, stairs to first floor. Carpet.

Lounge

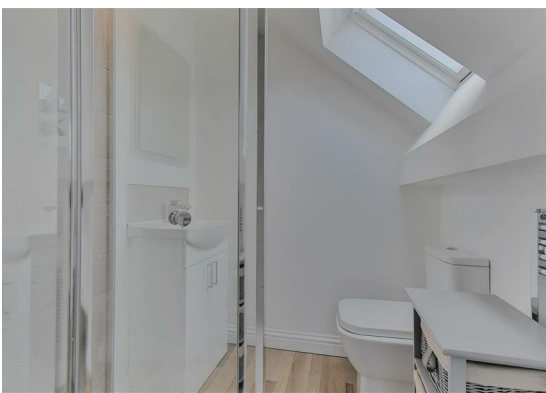
12'2 x 11'9 (3.71m x 3.58m)

uPVC window to front, open fire with stone hearth, under stairs cupboard, double panelled radiator, TV point, power points. engineered oak flooring.

Dining Kitchen

15'5 x 11'9 (4.70m x 3.58m)

uPVC French doors and window to rear, Shaker style wall and base units with counter tops, sink and draining board with mixer tap, oven and hob, space for fridge/freezer & dishwasher, double panelled radiator, power points. Engineered oak flooring.





Cloaks/WC

Opaque uPVC window to side, wash hand basin, low level WC, extractor fan. Tiled flooring.

First Floor Landing

uPVC window to side, column radiator, power points. Carpet.

Bedroom 1

11'9 x 11'1 (3.58m x 3.38m)

uPVC window to front, storage cupboard/wardrobe, double panelled radiator, power points. Carpet.

Bedroom 2

11'9 x 9'10 (3.58m x 3.00m)

uPVC window to rear, double panelled radiator, power points. Carpet.

Bathroom

Opaque uPVC window to rear, panelled bath with shower over, wash hand basin/vanity unit, low level WC, towel radiator, extractor fan. Luxury vinyl tiling.

Second Floor Landing

Velux, power points. Carpet.

Bedroom 3

18'0 x 9'4 (5.49m x 2.84m)

Velux's to front and rear, eaves storage, double panelled radiator, power points. Carpet.



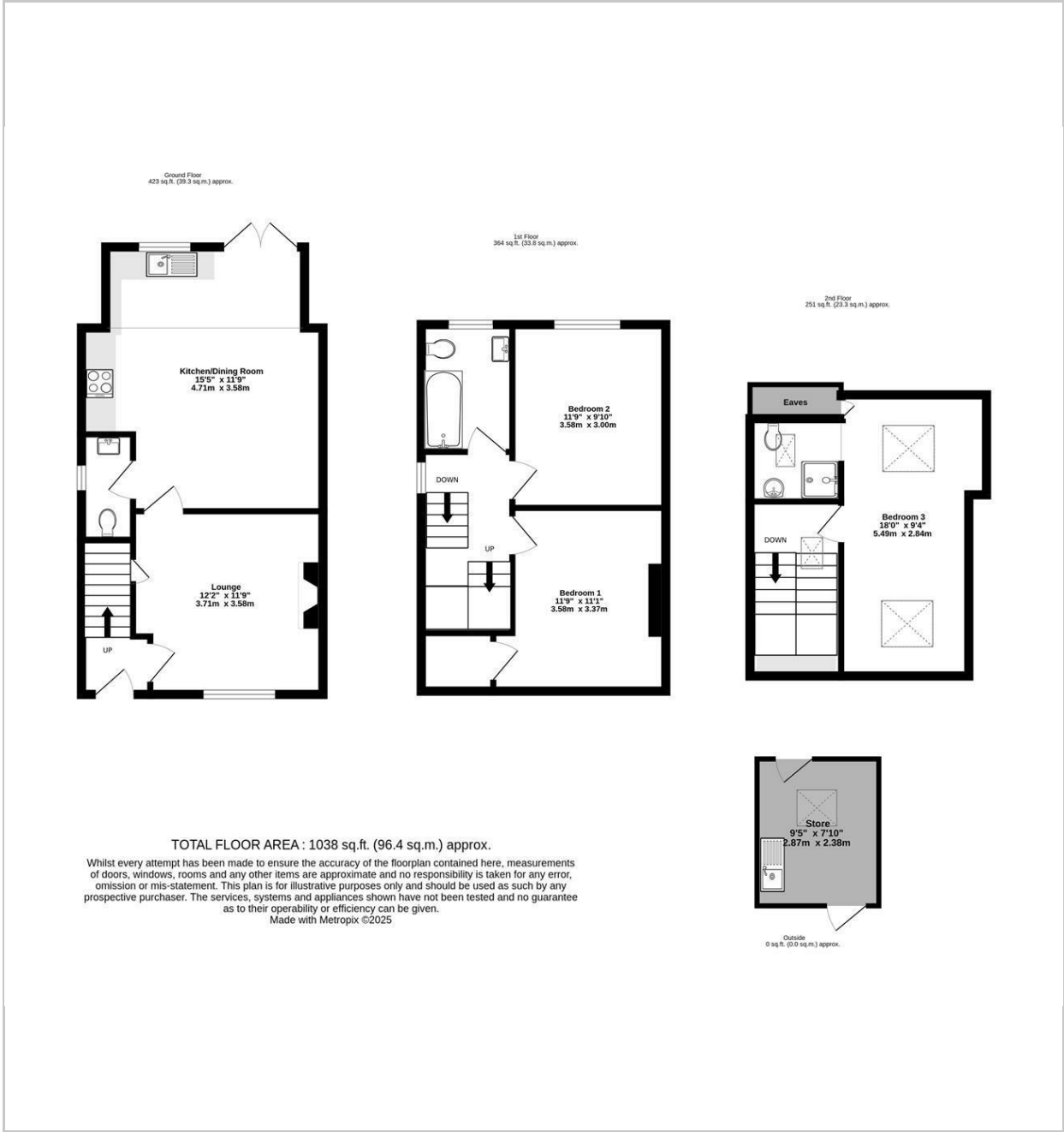
En-Suite

Velux to rear, walk in shower cubicle, wash hand basin, low level WC, towel radiator, extractor fan. Vinyl flooring.

Outside

Front forecourt with railings and parking space to side. Gated courtyard with brick outbuilding (9'5 x 7'10), lawned area, flower borders, sitting areas, timber and brick boundary.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(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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