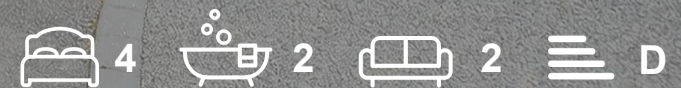




16 The Orchard Bishopthorpe

York, YO23 2RX

Guide Price £530,000



QUALITY FOUR BEDROOM DETACHED HOUSE WITH GOOD SIZED GARDEN LOCATED ON A QUIET CUL-DE-SAC WITHIN THIS POPULAR VILLAGE .

Churchills Estate Agents are offering for sale this substantial home on this well positioned spot on The Orchard, Bishopthorpe. This family sized home is sure to appeal to a range of buyers having been extended and updated by the current vendors to a very high standard throughout.

Located to the south of York, with excellent bus and road links as well as cycle paths to York city centre, nearby River Ouse and open countryside. The property is also convenient for village shops, primary school, sports clubs and social amenities.

The bright and spacious living accommodation comprises; Entrance hallway, WC/cloaks, lounge with bay window, 23' 'L' shaped breakfast kitchen, dining room, conservatory overlooking rear garden, first floor landing, master bedroom with fitted wardrobes and three piece en-suite, three further first floor bedrooms, three piece house bathroom,

To the outside is a front driveway providing ample off-street parking and the potential for electric car charging. Side gate to pretty lawned garden with multiple patios and lawn, separate sitting area to the side of the house with flower borders and storage shed. The single garage has power and lighting. An accompanied viewing is highly recommended!

Entrance Hallway

Entrance door, double panelled radiator, storage cupboard, carpeted stairs to first floor, power points

WC/Cloaks

Low level WC, pedestal wash hand basin, double panelled radiator, carpeted flooring, extractor fan

Lounge

Bay window to front, two double panelled radiators, laminate flooring, TV and power points

Dining Room

Laminate flooring, double panelled radiator, power points, glazed door to conservatory





Kitchen

Fitted wall and base units with countertop, stainless steel sink and draining board, dual fuel range over, space and plumbing for appliances, integrated fridge/freezer, double glazed windows to front and rear, door to garden, power points, recessed spotlights, two double panelled radiators

Conservatory

uPVC double glazing, double panelled radiator, laminate flooring, power points, French doors to side

First Floor Landing

Window to front, carpeted flooring, loft access, double panelled radiator, power points, airing cupboard with hot water cylinder

Bedroom 1

Window to front, fitted wardrobes, double panelled radiator, carpeted flooring, power points

En-Suite

Opaque window to side, walk-in shower cubicle, pedestal wash hand basin, low level WC, double panelled radiator, extractor fan, carpeted flooring

Bedroom 2

Windows to front and rear, carpeted flooring, double panelled radiator, power points

Bedroom 3

Window to rear, fitted wardrobes, carpeted flooring, double panelled radiator, power points

Bedroom 4

Window to rear, carpeted flooring, double panelled radiator, power points

Bathroom

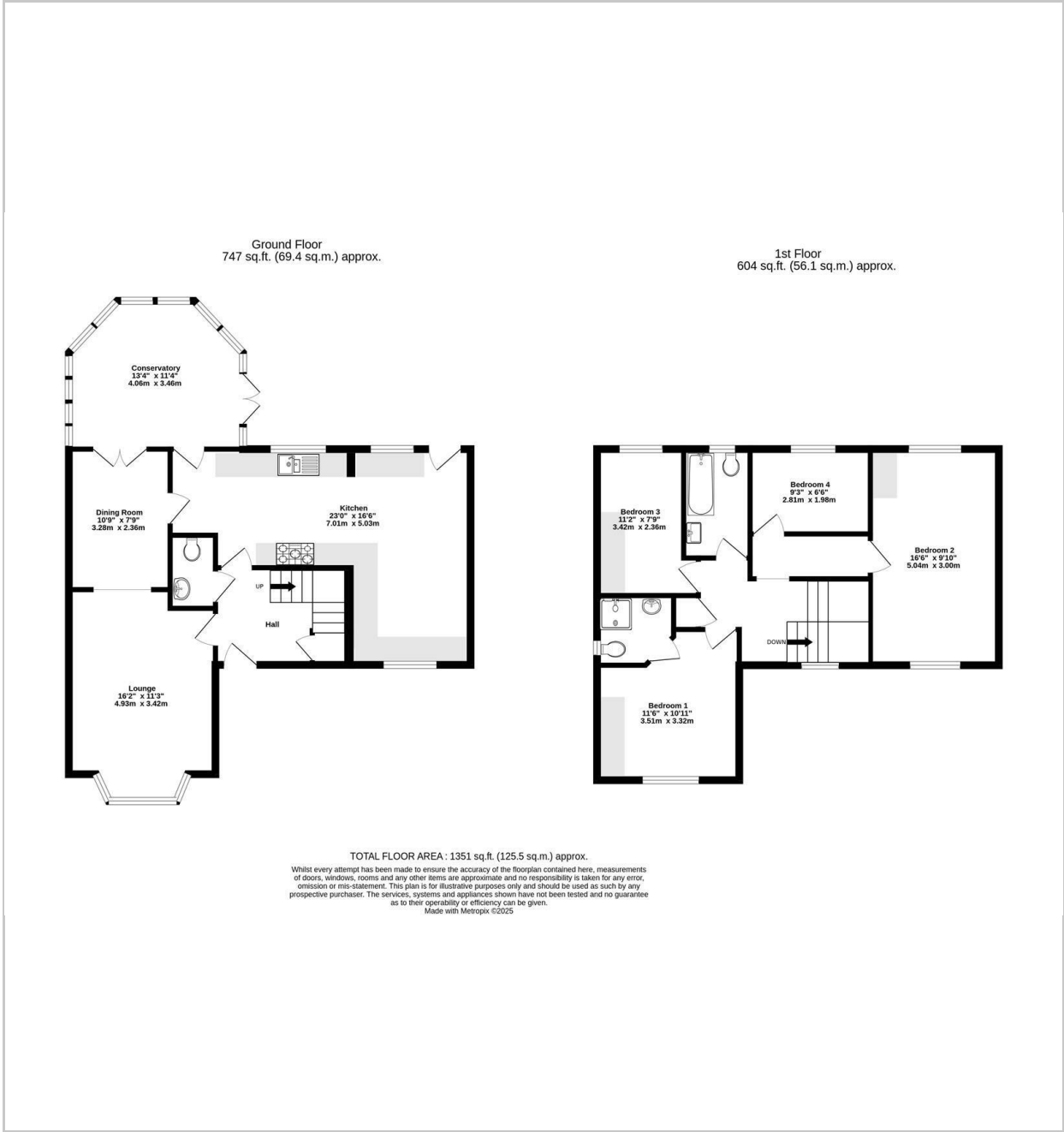
Opaque window to rear, panelled bath with mains shower over, low level WC, pedestal wash hand basin, part tiled walls, vinyl flooring, towel radiator, extractor fan

Outside

Small front garden, driveway leading to single garage, gate to side garden with lawn borders, rear lawned garden with patios, timber fence boundary, outside tap



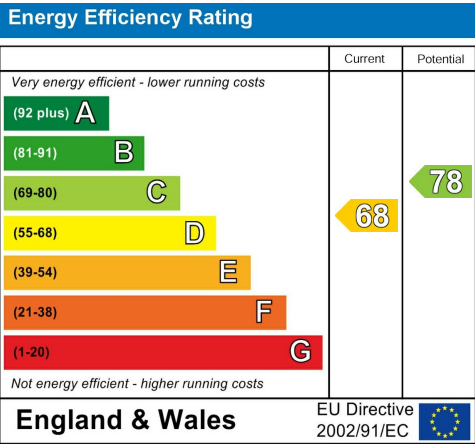
FLOOR PLAN



LOCATION



EPC



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.