



82 Keble Park North, Bishopthorpe
York, North Yorkshire YO23 2SX

Guide Price £325,000


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PERSONAL AGENTS

Bishops Personal Agents offer for sale, a very well presented three bedroom end of terrace, set on the fringes of one of York's most popular village locations of Bishopthorpe, just to the South of the York, within easy walking distance of local village schools, shops, bars and local amenities. Set in a cul-de-sac position, this property has been a home to the current owners since 2014 and has been thoughtfully designed and updated, creating a fabulous home, with a modern feel throughout. With its superb open plan kitchen/diner and a detached garage, this property will be very popular with a variety of buyers including families, professional couples and those looking to retire in their forever home. Another great thing about this house, is that there is still further potential to extend to the side, subject to planning. Benefitting from double glazing and central heating, briefly comprises; Entrance porch with a staircase to the first floor. A door leads us into the living room with an under stairs cupboard, then opening into the heart of the house, where we find a fabulous open plan living area, with a bespoke fitted kitchen boasting a range of cream units and integral appliances. Then onward, opening to the dining area with ample space for a table and chair and French doors leading to the garden. A cloakroom completes the ground floor. From the first floor landing, we find three well proportioned bedrooms and a family bathroom. Externally to the rear of the property, we find a fenced garden and paved patio area, perfect for outside entertaining, whilst also to the front we find off ample street parking on a driveway leading to the detached garage, perfect for a workshop or car/cycle enthusiast. The location here is superb, with country side walks, just to the end of the street and the centre of the village can be reached in just a short walk. This lovely home will also be very appealing for those wanting easy commuting to York or further afield, offering good transport links to Leeds and beyond as well as being well placed for easy access to York city centre. The village boasts several local bars, a very popular village school and for older children, is within catchment area for Fulford school. Please do arrange to view this excellent property as soon as possible, not to miss out on this fabulous home!

Situated in the heart of Bishopthorpe village, the property benefits from a thriving community and many local amenities including popular infant and junior schools, as well as sitting in the catchment for Fulford and Tadcaster Grammer secondary schools, local shops and three very popular local pubs/eateries. The area has excellent transport links to York and beyond via the outer ring road and a regular bus service into York. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Porch

Door leading into the property. Stairs to the first floor and radiator*. Door leading to...

Living Room

13' 8" x 10' 6" (4.16m x 3.20m)

Double glazed windows to front aspects, television and telephone points*, under stairs cupboard and radiator*. Opening to...

Kitchen/Diner

23' 0" x 9' 4" (7.01m x 2.84m)

Fitted with a range of modern wall and base units with matching worktops over, induction hob*, electric oven and grill* with extractor hood over*, drainer steel sink with mixer tap, plumbing for a washing machine*, dishwasher*, built in cupboards, double glazed windows to rear aspects, French doors to rear garden, down lighting and radiator*.

Cloakroom

4' 1" x 3' 4" (1.24m x 1.02m)

Double glazed window to front aspect, low level wc, wash hand basin with mixer tap and extractor fan*.

First Floor Landing

Hatch to loft access. Doors to...

Bedroom 1

13' 8" x 9' 9" (4.16m x 2.97m)

Double glazed windows to front aspect, built in cupboard and radiator*.

Bedroom 2

9' 4" x 8' 4" (2.84m x 2.54m)

Double glazed windows to front and rear aspects and radiator*.

Bedroom 3

10' 1" x 7' 7" (3.07m x 2.31m)

Double glazed windows to rear aspect and radiator*.

Bathroom

5' 9" x 5' 6" (1.75m x 1.68m)

Bathroom in white: Suite comprising bath with mains shower over and mixer tap, wash hand basin, low level wc, double glazed window to rear aspect, extractor fan* and radiator*.

Outside

To the front of the property there is a garden area and a driveway providing ample off street parking, leading to the detached garage. To the rear of the property, we find a fenced garden laid to lawn with a patio area, perfect for outside entertaining.

Garage

17' 0" x 8' 4" (5.18m x 2.54m)

Windows to side and rear, up and over door, power and lighting.

Agents Note

EPC RATING C, COUNCIL TAX BAND B.

Broadband supplier: Plusnet.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

82 KEBLE PARK NORTH
BISHOPTHORPE
YORK
YO23 2SX

Energy rating

C

Valid until:

13 October 2030

Certificate number:

2320-2020-6009-0564-5296

Property type

End-terrace house

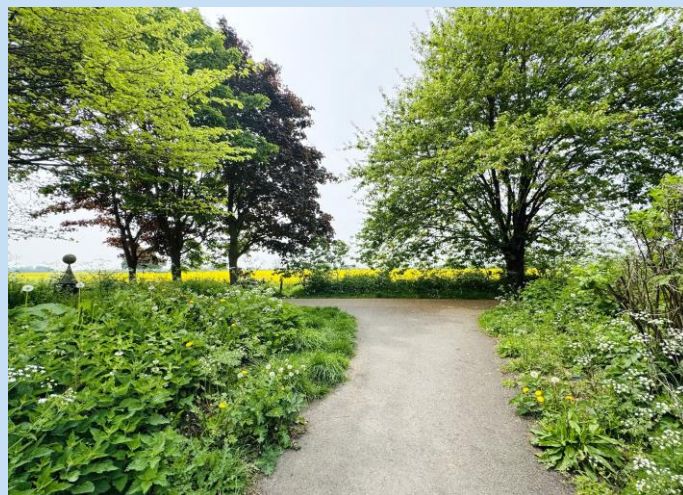
Total floor area

78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).



Bishops Personal Agents

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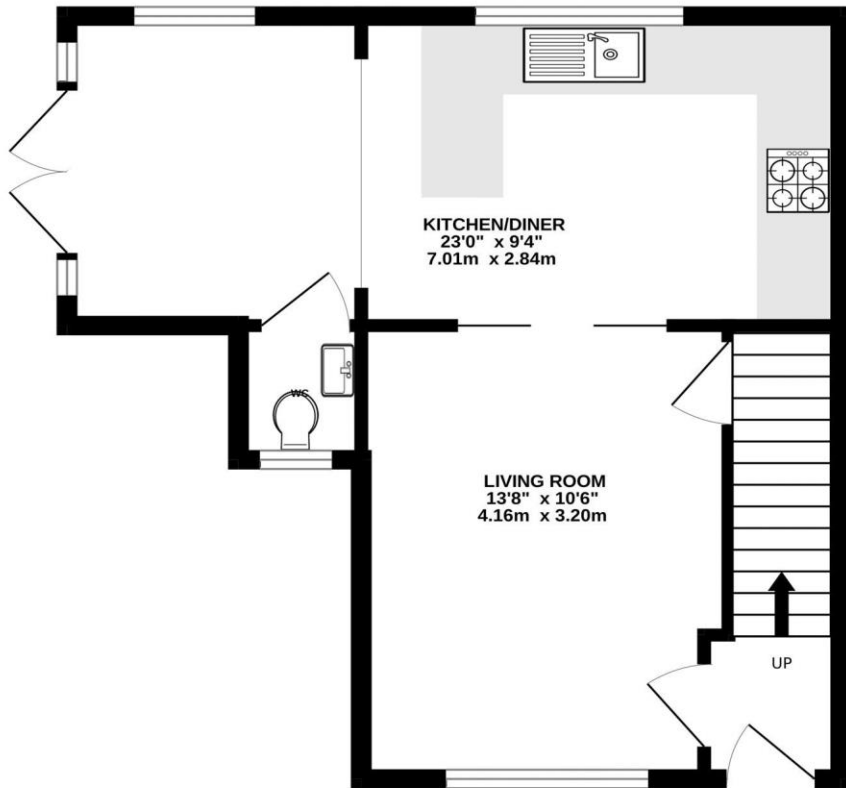
13 Grayshon Drive York North Yorkshire YO26 5RG

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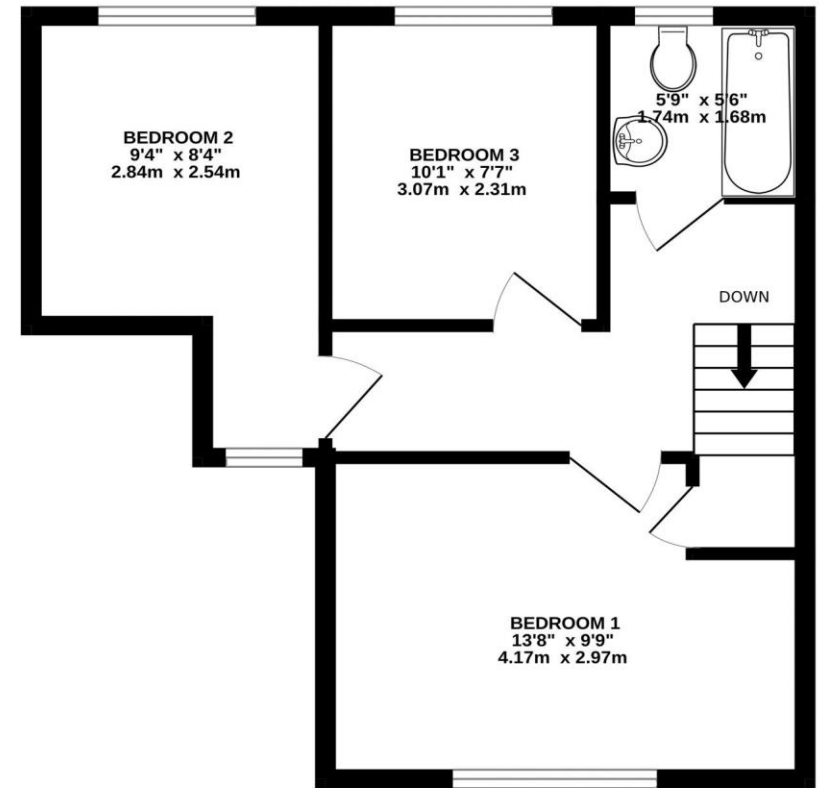
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GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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