



36 Beaverdyke,  
York, North Yorkshire YO30 5ZG

Guide Price £339,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale a well presented detached bungalow, offering the best in city suburban living, located in a quiet cul-de-sac leading to the lakeside walks, full of wildlife, just to the north-west of York in Rawcliffe, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools and the Clifton Moor Retail and Leisure Park close at hand. This three-bedroom property has been well looked after and will appeal to a multitude of buyers, including single professionals, couples and those looking to retire and live in this popular location, within easy walking distance of local amenities, including local bus routes and a Tesco superstore close at hand. The accommodation briefly comprises, a side entrance door to the hallway with a handy storage cupboard. Doors lead to the kitchen, with a range of Shaker-style units and also includes the free-standing white goods, we also find the third front-facing bedroom. We then move forward into the spacious bay fronted living room, with a feature stone fireplace and ample space for a table and chairs. Onwards into the inner lobby, with an airing cupboard, from where doors lead to two rear bedrooms, the principal with built-in wardrobes and the second bedroom with French doors leading to the garden. A bathroom with a coloured suite completes this property. Outside to the front we find a hedged and lawned garden with shrub borders and a driveway, providing ample off-street parking, which in turn leads to the detached garage, just right for a car enthusiast or as a workshop. To the rear, the house enjoys an enclosed, fenced and hedged garden, laid to lawn with lots of flowering plants and shrubs, perfect for those who like pottering and a paved patio areas, just right for outside entertaining, plus the added bonus of a garden shed. In summary, this superb detached bungalow provides an exceptional opportunity to secure a well presented home in a very popular location, with easy access into York and the surrounding areas. Sold with no onward chain! An early internal viewing is a must!

**Beaverdyke is a popular address located in the suburb of Rawcliffe, two miles from the city centre. Transport links into the city are excellent, the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of amenities on hand in the form of local shops, public houses, newsagents and a post office. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are located a short distance away. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross. The outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield**



### Entrance Hall

Side entrance upvc door to hallway, ceiling coving, storage cupboard and radiator\*. Doors leading to...

### Kitchen

11' 8" x 7' 10" (3.55m x 2.39m)

The kitchen is fitted with a range of base and wall mounted units with matching work preparation surfaces over, inset sink and drainer with mixer taps, electric cooker\* also includes the free-standing white goods and double glazed windows to side aspect.

### Bedroom 3

9' 11" x 7' 10" (3.02m x 2.39m)

Double glazed window to the front aspect, ceiling coving and radiator\*.

### Living Room

22' 1" x 11' 8" (6.73m x 3.55m) Into bay

Double glazed bay windows and window to the front and side aspects, feature stone fireplace with inset gas fire\*, ceiling coving, tv point\*, telephone point\* and radiators\*. Doors leading to...



### Lobby

Airing cupboard with wall mounted boiler\* and loft access. Doors leading to...

### Bedroom 1

11' 5" x 11' 0" (3.48m x 3.35m)

Double glazed windows to the rear aspect, ceiling coving, built in wardrobes and radiator\*.

### Bedroom 2

11' 4" x 8' 7" (3.45m x 2.61m)

Double glazed French doors to the rear aspect, ceiling coving and radiator\*.

### Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

Fitted with a coloured suite; Comprising bath with mains shower over\*, low level wc, pedestal wash hand basin, double glazed window to side aspect and radiator\*.



### Outside

To the front of the property there is a lawn garden with shrub borders and driveway providing ample off street parking leading to the detached garage. We find to the rear a fenced and hedged lawned garden with a paved patio areas, perfect for relaxing and outside entertaining, with shrub borders and there is also a garden shed.

### Garage

18' 0" x 9' 0" (5.48m x 2.74m)

Up and over door, power and lighting.

### Agents Note

EPC Rating D and Council Tax Band D.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon. Electricity supplier: Eon.







**Bishops Personal Agents**

Tel: D: 01904 375376 M: 07497393391

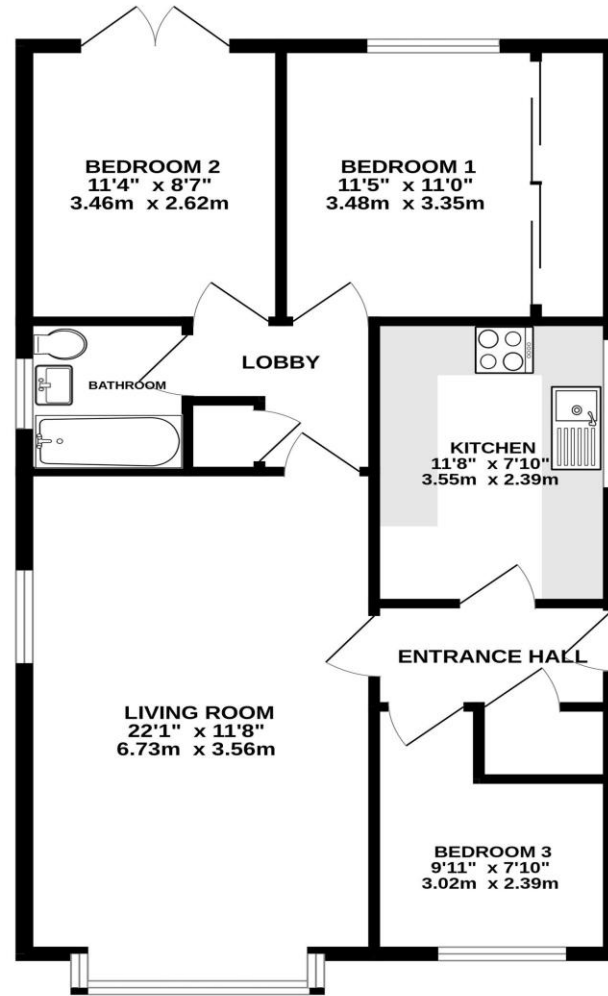
13 Grayshon Drive York North Yorkshire YO26 5RG

[paul.atkinson@bishopspa.com](mailto:paul.atkinson@bishopspa.com)

[www.bishopspa.com](http://www.bishopspa.com)

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GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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