



43 The Paddock,
York, North Yorkshire YO26 6AW

Guide Price £350,000


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents present to the market a fabulous three bedroom detached bungalow, situated in a sought after cul-de-sac in The Paddock, just to the west of York off Boroughbridge Road, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, schools, including the Manor C of E Secondary school and the Acomb shopping centre close at hand. This property is well presented, creating a bright and spacious family home, which will appeal to a multitude of buyers including singletons, professional couples and those looking to retire in their forever home. The accommodation briefly comprises; Entrance hall, with doors leading to the reception rooms. To the rear we find the spacious living room, with sliding doors leading to the garden, we also find the modern fitted kitchen with a range of grey fronted units and some integral appliances. Onwards through the inner lobby, with a storage cupboard, doors, lead into three bedrooms, all with built in wardrobes and a contemporary shower room completes this bungalow. Externally to the front is a lawned garden and a driveway providing ample off street parking, leading to the detached garage, perfect for a car/cycle enthusiast or workshop. To the rear of the property, we find a sunny aspect garden laid to lawn, with ample planting and shrub borders, plus a greenhouse, just right for green fingered buyers who like pottering in the garden and paved patio areas perfect for outside entertaining. In summary, this lovely home in the very popular "Acomb" area, provides an exceptional opportunity to secure a property, with easy access to very popular local schools, shops and road links into York and afar. Sold with no onward chain! An early viewing is highly recommended not to miss out!

The Paddock is situated within the sought after Boroughbridge Road residential location, offering excellent access to the City Centre, The Knavesmire and Acomb Park. This property is within close proximity of the railway station. In addition, within easy access of the well-regarded schools of Poppleton Road Primary, Carr Lane Primary and The Manor C of E Secondary School, which is rated outstanding. For the commuter, there are regular transport links to and from the city centre, which is within easy walking distance if you wish to take an easy stroll and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. 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 offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Side entrance door leading to the hallway, built in storage cupboards, loft hatch with access to the boiler* and radiator*. Doors leading to...

Living Room

20' 2" x 19' 3" (6.14m x 5.86m)

Double glazed windows to the side aspects, ceiling coving, patio doors leading to the garden and radiators*. Doors leading to...

Kitchen

11' 1" x 7' 0" (3.38m x 2.13m)

A modern fitted kitchen with a range of grey wall and base units, with matching worktops over, incorporating a sink with mixer taps, integral appliances include an electric oven*, induction hob* and extractor fan*. Double glazed windows to side aspect, dishwasher*, plumbing for a washing machine*, space for an upright fridge/freezer, plus a upvc side door to the garden.



Bedroom 1

12' 1" x 9' 8" (3.68m x 2.94m)

Double glazed window to front aspect, built in wardrobes and radiator*.

Bedroom 2

10' 4" x 9' 1" (3.15m x 2.77m)

Double glazed window to front aspect, built in wardrobes and radiator*.

Bedroom 3

9' 8" x 7' 6" (2.94m x 2.28m)

Double glazed window to side aspect, built in wardrobes and radiator*.

Shower Room

7' 1" x 6' 5" (2.16m x 1.95m)

A three piece contemporary white suite, comprising; Walk in shower cubicle with mains shower*, low level wc, and wash hand basin with mixer tap, extractor fan*, double glazed window to side aspect, down lighting and heated rail*.



Outside

Externally to the front is a lawned garden and a driveway providing ample off street parking, leading to the detached garage. To the rear of the property, we find a sunny aspect garden laid to lawn, with ample planting and shrub borders, paved patio areas, just right for green fingered buyers and outside entertaining, plus a greenhouse and side lean to.

Garage

16' 6" x 8' 10" (5.03m x 2.69m)

Forward opening doors, power and lighting*. Door leading to the garden. Attached side store.

Agents Note

EPC Rating D. Council tax band C.

Broadband supplier: City Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







Energy performance certificate (EPC)

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YORK
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Energy rating

D

Valid until:

14 June 2033

Certificate number:

0360-2754-0260-2697-8715

Property type

Detached bungalow

Total floor area

74 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

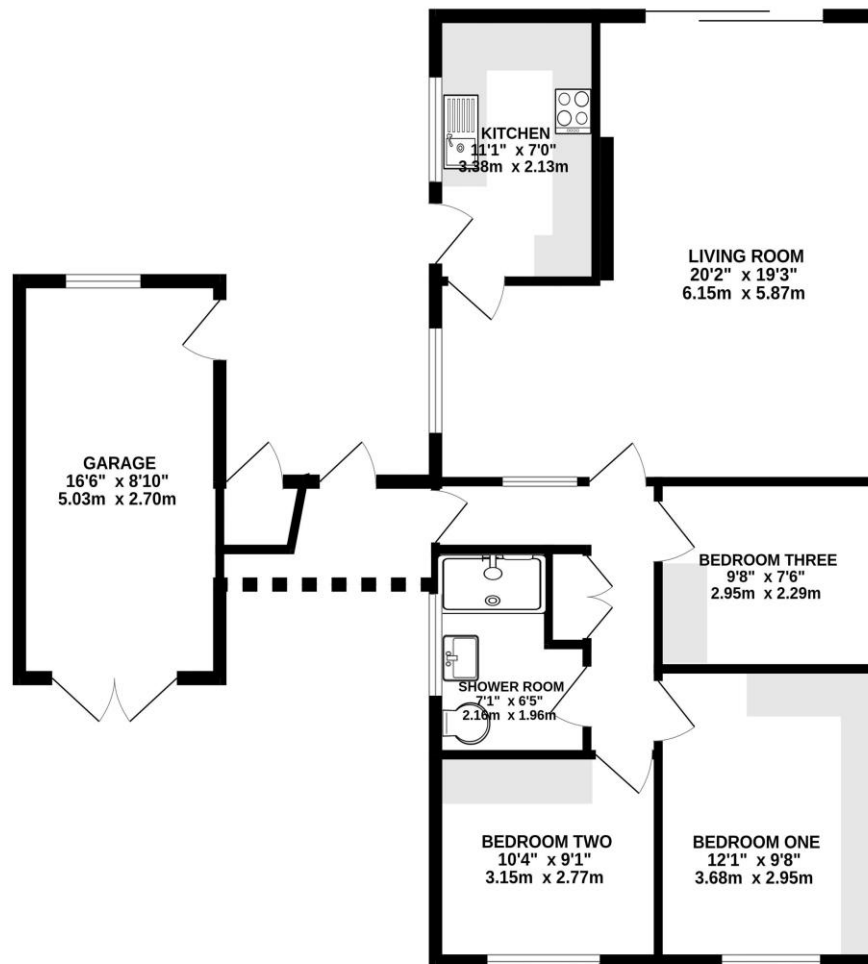
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GROUND FLOOR



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