



15 Drummond View, Bishopthorpe
York, North Yorkshire YO23 2SH

Guide Price £269,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents present to the market a fantastic opportunity to add your own stamp and style to a two-bedroom semi-detached bungalow, set in a quiet cul-de-sac position in the heart of one of York's most popular village locations of Bishopthorpe, just to the South of York, within easy walking distance of local village schools, shops, bars and amenities. This property was purchased by the current owner as a project and has been partially updated, including re-wiring, with works still to be done and will appeal to a multitude of buyers including young professionals, couples, those looking to retire and anyone looking for a project. The accommodation briefly comprises; Side entrance door opening into the hallway. To the front we find both the spacious living room, the focal point being the feature fireplace and ample space for a table and chairs. Plus the kitchen fitted with a range of white units and some integral appliances. To the rear, two bedrooms, both overlooking the garden and finally a bathroom with a three piece suite completes this property. Outside to the front is a garden area laid to lawn and a shared driveway, providing ample off-street parking, which in turn leads to the garage, perfect for a car enthusiast or a workshop. To the rear the house enjoys a small fenced garden, just right for outside entertaining. Bishopthorpe village is a thriving community and has many local amenities, including popular infant and junior schools, as well as sitting in the catchment for Fulford and Tadcaster secondary schools. There are a variety of 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. In summary, this property, provides an exceptional opportunity to secure a home, where you can add your own personality and put your own stamp on a family home in a very popular village location. An early internal viewing is a must!

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 Grammar 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 Hall

Side upvc door into the hallway and radiator*. Doors leading to...

Living Room

15' 9" x 10' 1" (4.80m x 3.07m)

Double glazed windows to front aspect, feature fireplace with Adams style surround, marble hearth and inset gas fire*, ceiling coving, ceiling rose, tv point* and radiator*.

Kitchen/Breakfast Room

9' 5" x 8' 4" (2.87m x 2.54m)

Fitted kitchen with a range of white base and wall mounted units with matching work preparation surfaces over, inset round sink with mixer taps, electric cooker*, electric hob*, integral fridge, plumbing for a washing machine*, cupboard with a wall mounted boiler* and double glazed windows to front aspect.

Bedroom 1

12' 7" x 10' 2" (3.83m x 3.10m)

Double glazed windows to rear aspect and radiator*.

Bedroom 2

8' 9" x 8' 3" (2.66m x 2.51m)

Double glazed windows to rear aspect, built in wardrobe and radiator*.

Bathroom

6' 4" x 4' 11" (1.93m x 1.50m)

Suite in white comprising: Bath with electric shower over*, pedestal wash hand basin, low level wc, double glazed window to side aspect and radiator*.

Outside

To the front of the house is a lawned garden and a shared driveway providing ample off street parking leading to the garage. To the rear is an enclosed fenced and walled lawned garden.

Garage

17' 0" x 9' 0" (5.18m x 2.74m)

The garage has a roller door, power and lighting.

Agents Note

Epc rating D, Council tax band C.

Broadband supplier: BT fast fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

15, Drummond View Bishophthorpe YORK YO23 2SH	Energy rating D	Valid until: 21 April 2029
		Certificate number: 8801-7024-6780-4458-7996

Property type Semi-detached bungalow

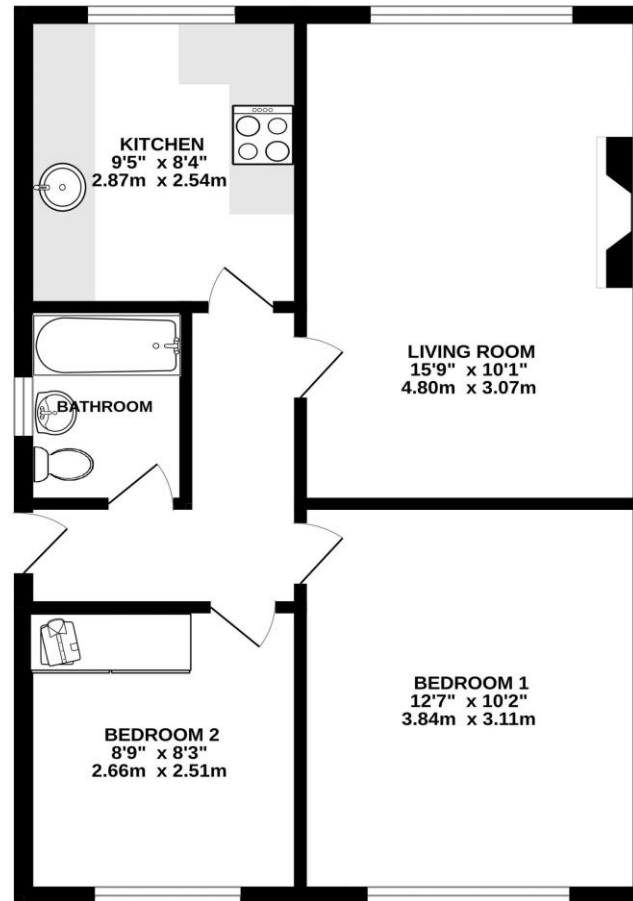
Total floor area 51 square metres

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).

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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.
Made with Metropix ©2025



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.