



2 West View Close,  
York, North Yorkshire YO26 6BE

Guide Price £475,000

**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market a fabulous two-bedroom detached bungalow, with the opportunity to add your own stamp and style, located in a sought-after cul-de-sac in West View Close, 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 Clifton Moor shopping centre close at hand. This property is well presented, creating a bright and spacious property, 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 passage, with doors leading into both the house and garage. To the front, we find the lovely bay fronted living room, the focal point being the feature fireplace and side windows, bathing the room with natural light. From here a door opens into the dining room, perfect for dinner parties or as a study and then into the fitted kitchen, with a range of white fronted units and some integral appliances. Onwards through the inner lobby, with a storage cupboard, doors lead into two double bedrooms, both with built in wardrobes and a superb contemporary shower room. A handy garden room with access into the garden completes this bungalow. Externally to the front is a lawned garden and a driveway providing ample off-street parking, leading to the garage, perfect for a car/cycle enthusiast or as a workshop. There is also space to create a utility room or office. To the rear of the property, we find a sunny aspect garden laid to lawn, with ample planting and shrub borders, 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 on the fringes of York, 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!

**West View Close** 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 Passage

30' 4" x 5' 0" (9.24m x 1.52m)

Plumbing for a washing machine\* and dishwasher\*.

Doors leading to...

### Living Room

16' 6" x 15' 7" (5.03m x 4.75m) Into bay.

Double glazed bay windows to front aspect and windows to the side, feature fireplace with Adams style surround, marble hearth, inset gas fire\*, ceiling coving, ceiling rose, tv point\* and radiators\*. Doors leading to...

### Dining Room

10' 5" x 10' 0" (3.17m x 3.05m)

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

### Inner Lobby

15' 9" x 6' 2" (4.80m x 1.88m)

Windows and door to side aspect, ceiling coving, storage cupboard and radiator\*. Doors leading to...

### Kitchen

11' 11" x 10' 4" (3.63m x 3.15m)

Fitted kitchen with a range of white base and wall mounted units with matching work preparation surfaces over, inset drainer sink with mixer tap, electric oven and grill\*, electric hob\* double glazed wood windows to side aspect, tv point\*, cupboard with wall mounted boiler\* and radiator\*. Doors leading to...

### Bedroom 1

13' 6" x 10' 6" (4.11m x 3.20m)

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

### Bedroom 2

13' 11" x 10' 6" (4.24m x 3.20m)

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

### Shower Room

11' 2" x 8' 8" (3.40m x 2.64m)

Fitted with a contemporary three piece suite comprising; Shower cubical with mains shower\*, wash hand basin with mixer tap set in a vanity unit, low level wc, frosted double glazed window, built in cupboard and heated towel rail\*.

### Garden Room

11' 2" x 8' 8" (3.40m x 2.64m)

Double glazed windows and upvc door leading to the garden.

### Outside

To the front of the property there is a fenced garden area, with a driveway leading to the attached garage. To the rear is a fenced garden, with a paved patio area, perfect for outside entertaining, shrub borders and a garden lock up. Gated access to the side..

### Garage

31' 3" x 8' 5" (9.52m x 2.56m)

Garage with up and over door, power and lighting and windows to side and rear aspects.



## Agents Note

Epc rating D. Council tax band D.

Broadband supplier: Sky. Not connected.

Broadband speed: Not connected.

Water supplier: Yorkshire Water.

Gas supplier: EON.

Electricity supplier: EON.





# Energy performance certificate (EPC)

2 West View Close YORK YO26 6BE	Energy rating <b>D</b>	Valid until: <b>13 January 2036</b>
		Certificate number: <b>0370-2834-9590-2096-0831</b>

Property type

Detached bungalow

Total floor area

87 square metres

## Rules on letting this property

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

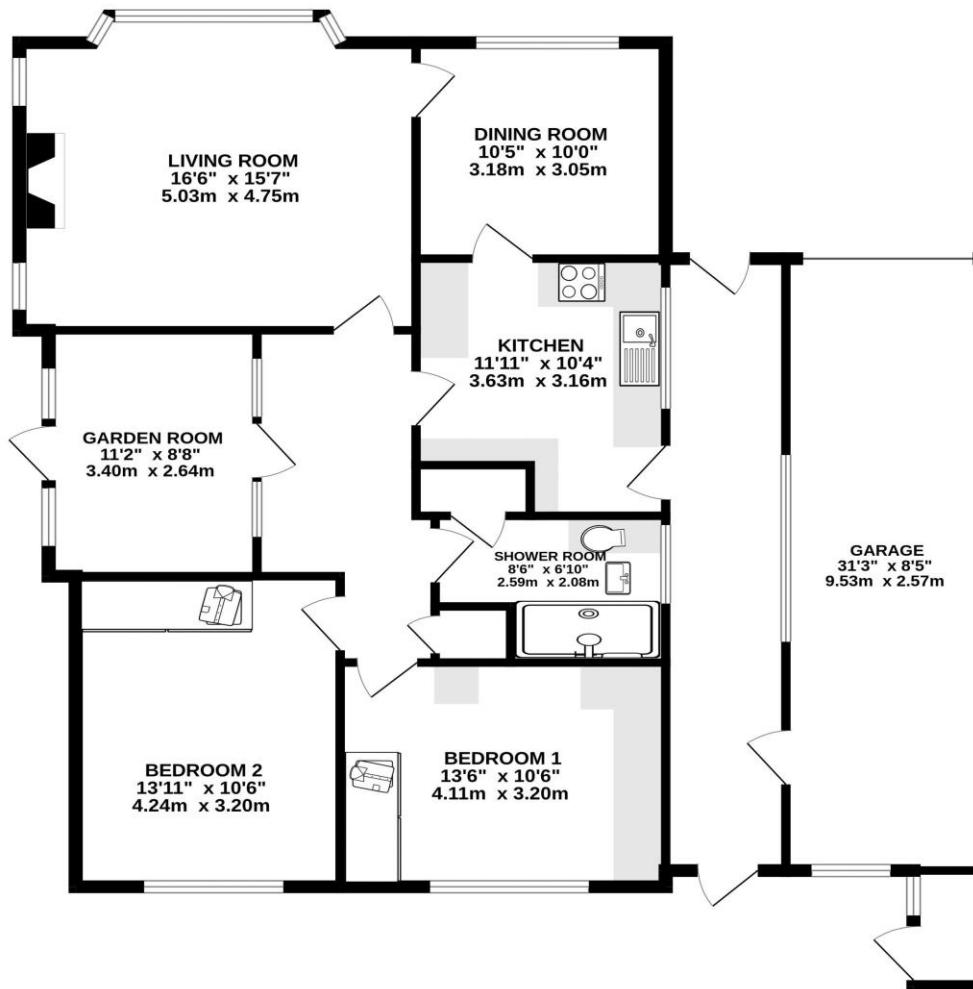
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

GROUND FLOOR  
1405 sq.ft. (130.5 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other fixtures are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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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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 advice. 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.