



WISHART
ESTATE AGENTS

7 Harcourt Close
Bishopthorpe
York
YO23 2SW

£270,000

- No onward chain
- Semi-detached bungalow
- 2 double bedrooms
- Kitchen
- Lounge
- Shower room
- Conservatory
- Driveway & detached garage



Wishart Estate Agents are delighted to present this charming 2 bedroom semi-detached bungalow in the sought after village of Bishopthorpe. Offered to market with no onward chain, this property boasts 2 double bedrooms, kitchen, lounge, shower room, conservatory generous rear garden & detached garage.

Naturally light, the welcoming entrance hall has a double-glazed front door which features glazed side panels. As with much of the home the entrance has been recently redecorated and recarpeted. A central heating radiator heats this area of the

home.

Located to the front of the property, with views over the front lawn and the cul-de-sac beyond, is a good size living room. The gas fire has been disconnected. This room has been recently decorated and carpeted and new blinds have been added to the window.

The shower room is fitted with a three-piece suite to include low-level WC, wash handbasin within a vanity storage unit and a corner shower cubicle with electric Mira Sport shower. There is full tiling to the

walls, extractor fan, frosted glazed window to the side elevation and a linoleum floor covering. A central heating radiator heats the room.

Recently decorated and carpeted, the principal bedroom is a good size double room, located to the rear of the property. Featuring fitted wardrobes and drawers and a large window, with new blackout blinds, overlooking the rear garden. A central heating radiator heats the room.

Bedroom two is also located to the rear of the property, again recently decorated and carpeted and featuring range of wardrobes and cupboards. A sliding patio door opens to a sunroom extension with anti-glare roof covering, recently replaced window blinds and a door to the rear garden.

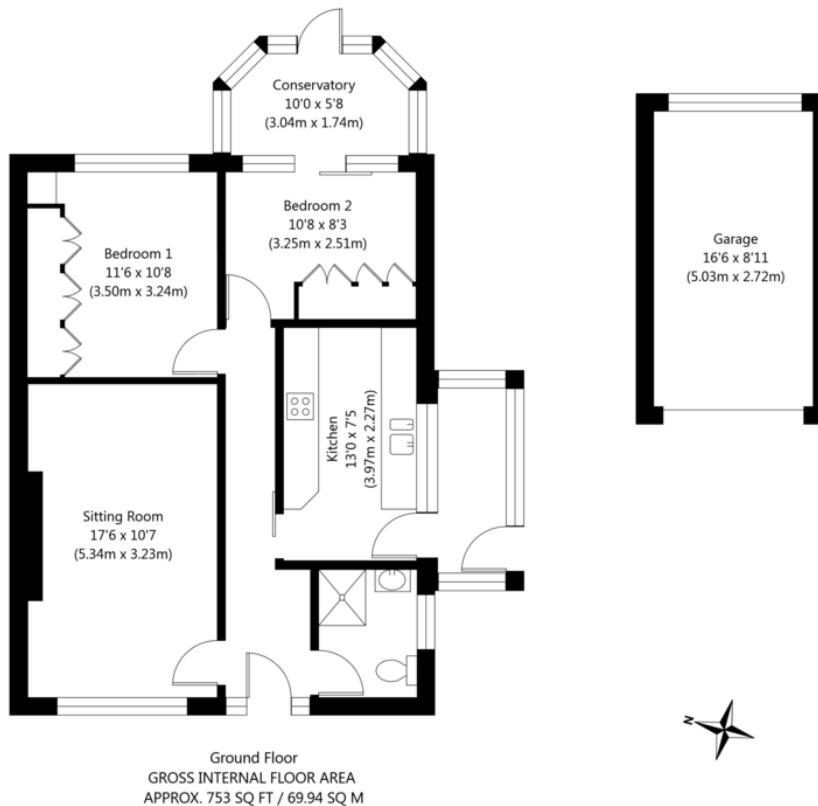
The rear garden is mainly laid to patio for easy maintenance. Flower beds add interest and colour. There is also a storage shed in the garden. A recently re roofed, single garage is accessed via a shared driveway.

The kitchen is fitted with a range of base and wall units with contrasting laminate work preparation areas over. Integrated appliances include an oven and electric hob. White goods included are an undercounter fridge with freezer section and washing machine. A 1 ½ stainless steel sink and drainer sit below a window to the side elevation and porch, creating another naturally light room.

The double-glazed side porch offers ample storage and seating space if required. A path leads to the pedestrian gate to the rear garden.

The gas fired central heating boiler and radiators were replaced in 2023. The boiler is located in the loft and the loft space benefits from a ladder and light.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 753 SQ FT / 69.94 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

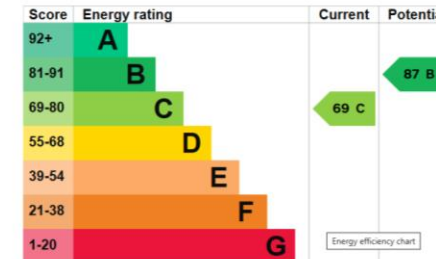
Freehold

LOCAL AUTHORITY

City of York Council

DIRECTIONS

Entering Bishopthorpe from Bishopthorpe Road, merging briefly onto Main Street. Take a left onto Acaster Lane and take your first right onto Montague Road. Harcourt Close is your second left turn, and number 7 can be found towards the bottom of the cul-de-sac, on the left hand side.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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