



## Beech Avenue, Bishopthorpe, York, YO23 2RL

- No Onward Chain
- Garage
- Open Plan Living
- Council Tax Band C
- Well Presented
- Sought After Location
- Bathroom and Shower Room

**Offers Over £325,000**



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## DESCRIPTION

Located in the sought-after village of Bishopthorpe, this beautifully presented four-bedroom semi-detached home offers generous, flexible living space and benefits from a recently installed new roof.

The ground floor has been thoughtfully extended and opened up to create a bright and spacious open-plan layout, incorporating a modern fitted kitchen, dining and living areas, and a sun room that enjoys views over the rear garden. A ground floor bedroom and a contemporary shower room add valuable versatility, ideal for guests or home working.

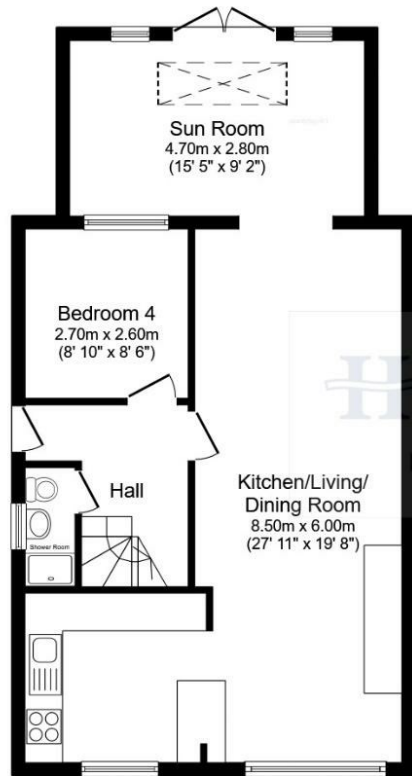
Upstairs, the first floor features three well-proportioned bedrooms along with a stylish family bathroom, complete with a four-piece suite.

Externally, the property boasts a front garden with a private driveway leading to a detached garage. The rear garden is mainly laid to lawn, offering a secure and peaceful outdoor space for relaxing or entertaining.

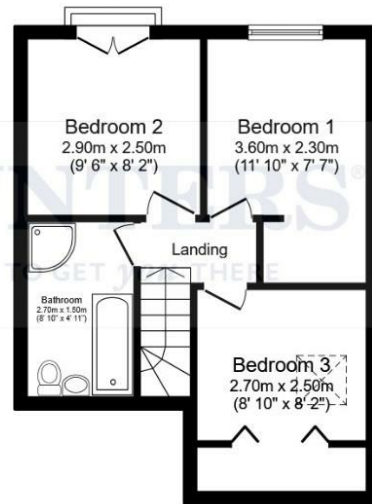
Situated on a popular residential street, Beech Avenue is just a short walk from the excellent local amenities, schools, and transport links that make Bishopthorpe such a desirable place to live.



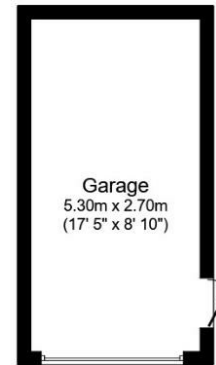




**Ground Floor**



**First Floor**



**Garage**

Total floor area 112.3 sq.m. (1,209 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.