



21 Bishopdale Way Fulford
York, YO19 4AE
£320,000

An impressive three bedroom modern mid-terrace house within this highly regarded development close to York City Centre and A64/outer ring road and within Fulford school catchment.

This highly regarded area of 'Germany Beck' built by Persimmon Homes offers bright and spacious living accommodation and fabulous extra features including integrated appliances, two first floor bathrooms and off street parking.

The well-presented living accommodation comprises; entrance hallway, W.C/Cloaks, 18ft lounge, kitchen/dining area with double doors onto garden, first floor landing, master bedroom with en-suite, two further bedrooms (two doubles and one generous single) and a three-piece bathroom suite.

To the outside is a paved front driveway for two vehicles and the potential for electric car charging, rear lawned garden with patio areas, and gate to rear.

An internal viewing is highly recommended!

Entrance Hallway

Living Room
18'9 x 13'6 (5.72m x 4.11m)

Kitchen
8'10 x 17 (2.69m x 5.18m)

Cloakroom/W.C.

First Floor Landing

Bedroom 1
13' x 13'7 (3.96m x 4.14m)

En-suite Shower Room

Bedroom 2
7'6 x 9'11 (2.29m x 3.02m)

Bedroom 3
7'6 x 6'7 (2.29m x 2.01m)

Bathroom
7'8 x 5'8 (2.34m x 1.73m)

Agents Note
To be able to purchase a property in the





United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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