



17 Harcourt Close
Bishopthorpe, YO23 2SW

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£270,000

A well-presented two-bedroom semi-detached bungalow situated in the highly sought-after village of Bishopthorpe. Occupying an attractive position with excellent kerb appeal, the property benefits from front and rear gardens, a shared driveway, and a garage.

This well-loved home offers comfortable accommodation, while also presenting excellent scope for modernisation and further enhancement to suit individual tastes. New carpets have been installed throughout and a lick of paint to freshen up the property.

Conveniently located close to a range of local shops, cafés, and regular bus services providing easy access to York city centre, this property is ideal for those seeking village living with excellent amenities nearby.

Offered for sale with no forward chain, early viewing is highly recommended.

Council Tax Band B
EPC Rating D

Entrance Hallway

UPVC part glazed door. Radiator. New carpet. Access to loft hatch where the boiler is located. Doors to further rooms.

Lounge

15'8 x 10'11 (4.78m x 3.33m)

UPVC bow window. Electric feature fireplace with surround and hearth. Radiator. New carpet.

Kitchen

8'9 x 8'3 (2.67m x 2.51m)

Fitted with wall and base units and coordinated worktops. Space for freestanding cooker with extractor hood above. Space and plumbing for washing machine. Space for fridge freezer. UPVC window. Radiator. Tiled floor.

Bedroom One

12'7 x 8'2 (3.84m x 2.49m)

With built in wardrobes. UPVC window. Radiator. New carpet.





Bedroom Two

8'9 x 8'2 (2.67m x 2.49m)

With UPVC glazed door and window unit, leading out into the garden. Radiator. New carpet.

Bathroom

6'4 x 5'0 (1.93m x 1.52m)

Fitted with three piece suite comprising; bath with shower over, wash hand basin and toilet. Radiator. Opaque UPVC window.

Outside

To the front of the property is a well maintained garden, laid to lawn with low level flower border. A shared driveway providing off street parking, which also leads to the garage,

The rear garden is beautifully presented, mainly laid to lawn with planted borders and established shrubs. With side gate access to the driveway.

Garage

With timber doors. Laid on with power and light

Anti - Money Laundering Compliance

We are are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property.

Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B . The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

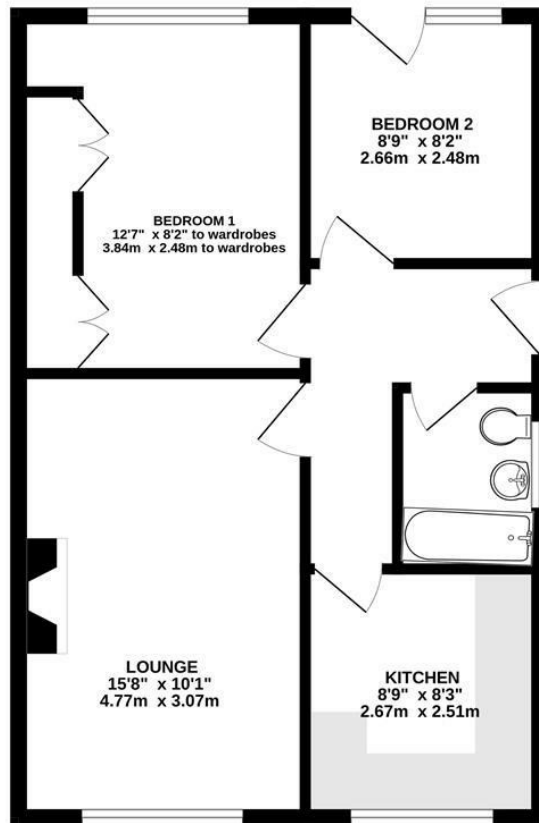
The property has a combi boiler which supplies the heating and hot water. A new boiler was installed in 2018.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

New carpets installed throughout in June 2026.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 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.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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