



55 Beech Avenue, Bishopthorpe, York YO23 2RL

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Set within the heart of the sought after village of Bishopthorpe, a short distance from York city centre, is this smartly presented, recently refurbished and extended semi-detached dormer bungalow standing in a quiet street of similar properties.

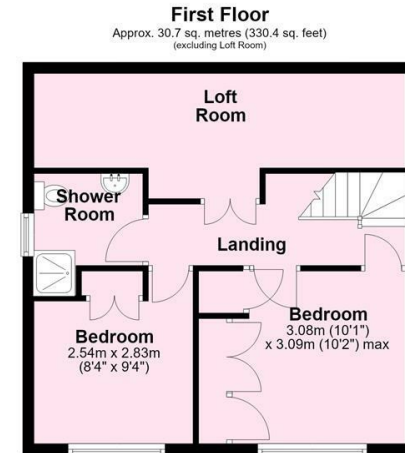
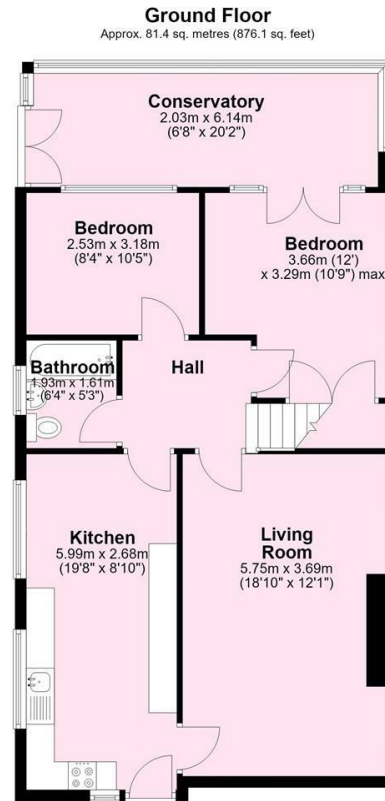
The property has been beautifully updated and now offers an spacious living room, a dining kitchen, four double bedrooms, a large loft room, a spacious conservatory, low maintenance gardens and a single garage.

- Smartly Refurbished Dormer Bungalow
- Village Location
- Large Living Room
- Breakfast Kitchen
- Two Ground Floor Double Bedrooms and Bathroom
- Large Conservatory
- Two First Floor Double Bedrooms and Shower Room. Large Loft Room
- Low Maintenance Patio Style Gardens
- Off Street Parking and Single Garage.
- NO ONWARD CHAIN

Guide Price £475,000

Tenure: Freehold

Council Tax Band: C



Total area: approx. 112.1 sq. metres (1206.5 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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