



9 School Lane, Bishopthorpe, York YO23 2RE

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An immaculately presented two bedroom semi-detached bungalow, beautifully updated throughout and situated on the highly sought-after School Lane in Bishopthorpe. Offering spacious and versatile accommodation, a stunning east-facing private garden, electric garage, driveway parking and a peaceful village setting, this exceptional home is ideal for a range of buyers.

- Immaculate Two Bedroom Bungalow
- Sought-after Bishopthorpe Village Location
- Stylish Fitted Kitchen with Integrated Appliances
- Spacious Living Room with Electric Fire
- Bright Conservatory Overlooking the Garden
- Shower Room
- Stunning Vaulted First-Floor Bedroom
- Beautiful, Private East-Facing Garden
- Summerhouse, Electric Garage & Driveway Providing Off Road Parking
- NO ONWARD CHAIN

Guide Price £365,000

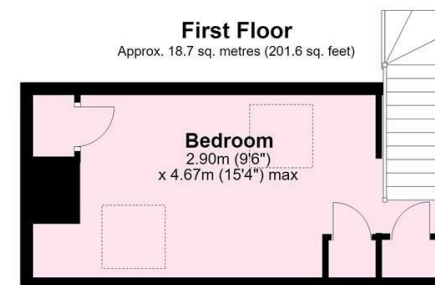
Tenure: Freehold

Council Tax Band: B

Ground Floor
Approx. 50.8 sq. metres (546.6 sq. feet)



First Floor
Approx. 18.7 sq. metres (201.6 sq. feet)

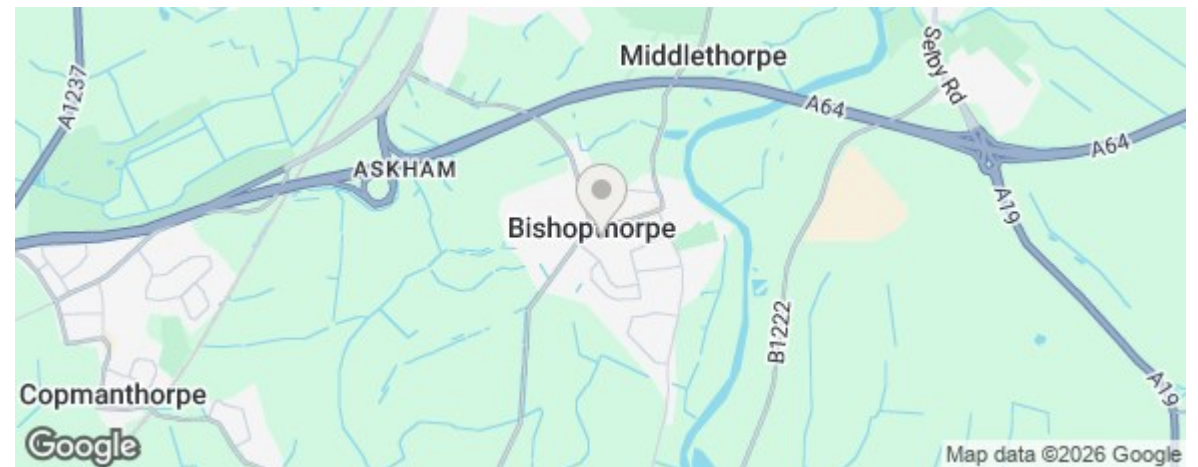
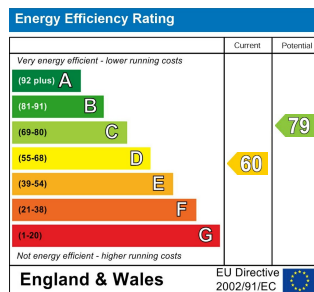
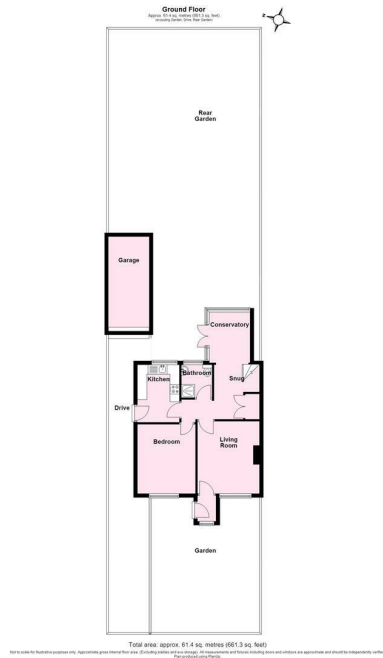


Total area: approx. 69.5 sq. metres (748.2 sq. feet)

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







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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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com