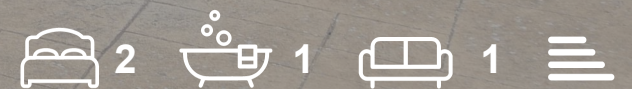




5 Keble Close Bishopthorpe

York, YO23 2TE

Guide Price £250,000



Churchills Estate Agents are delighted to offer for sale this two double bedroom semi-detached bungalow, located on this quiet cul-de-sac within the highly sought after village of Bishopthorpe. The village is served by popular amenities as well as easy access to the A64 ring road and bus links into York's historic city centre.

This well cared for home is sure to appeal to anyone looking for one level living with the added benefit of uPVC double glazing, gas central heating and off-street parking. Internally, it comprises: entrance hallway, 15' lounge/dining room, 15' kitchen, two double bedrooms and modern three piece shower/wet room. To the outside is a low maintenance front garden, good sized shared driveway leading to a garage/studio with power and lighting, whilst to the rear is an enclosed lawn and patio garden with sitting area and timber fenced boundary. An accompanied viewing is strongly recommended; please call Churchills Estate Agents today!

Entrance Hallway

uPVC entrance door, double panelled radiator, carpets, power points, loft access

Lounge/Dining room

15'5" x 10'6" (4.70m x 3.20m)

uPVC window to front, single panelled radiator, carpets, television points, power points

Kitchen

10' x 9' (3.05m x 2.74m)

uPVC window to rear, fitted wall and base units with counter top, stainless steel sink and drainer board with mixer tap, built in oven and hob, space and plumbing for appliances, double panelled radiator, cupboard housing gas combination boiler

Bedroom 1

13'11" x 10'6" (4.24m x 3.20m)

uPVC window to rear, double panelled radiator, carpets, power points





Bedroom 2

10' x 9'11 (3.05m x 3.02m)

uPVC window to front, single panelled radiator, carpets, power points

Bathroom/Shower Room

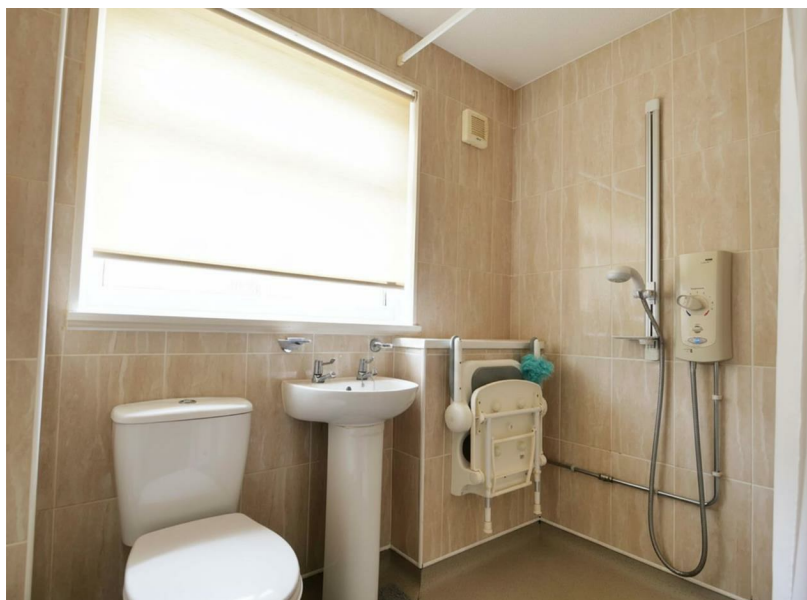
Wet room style comprising: walk in electric shower, pedestal wash hand basin, low level w.c., tiled walls, vinyl flooring, double panelled radiator

To the outside

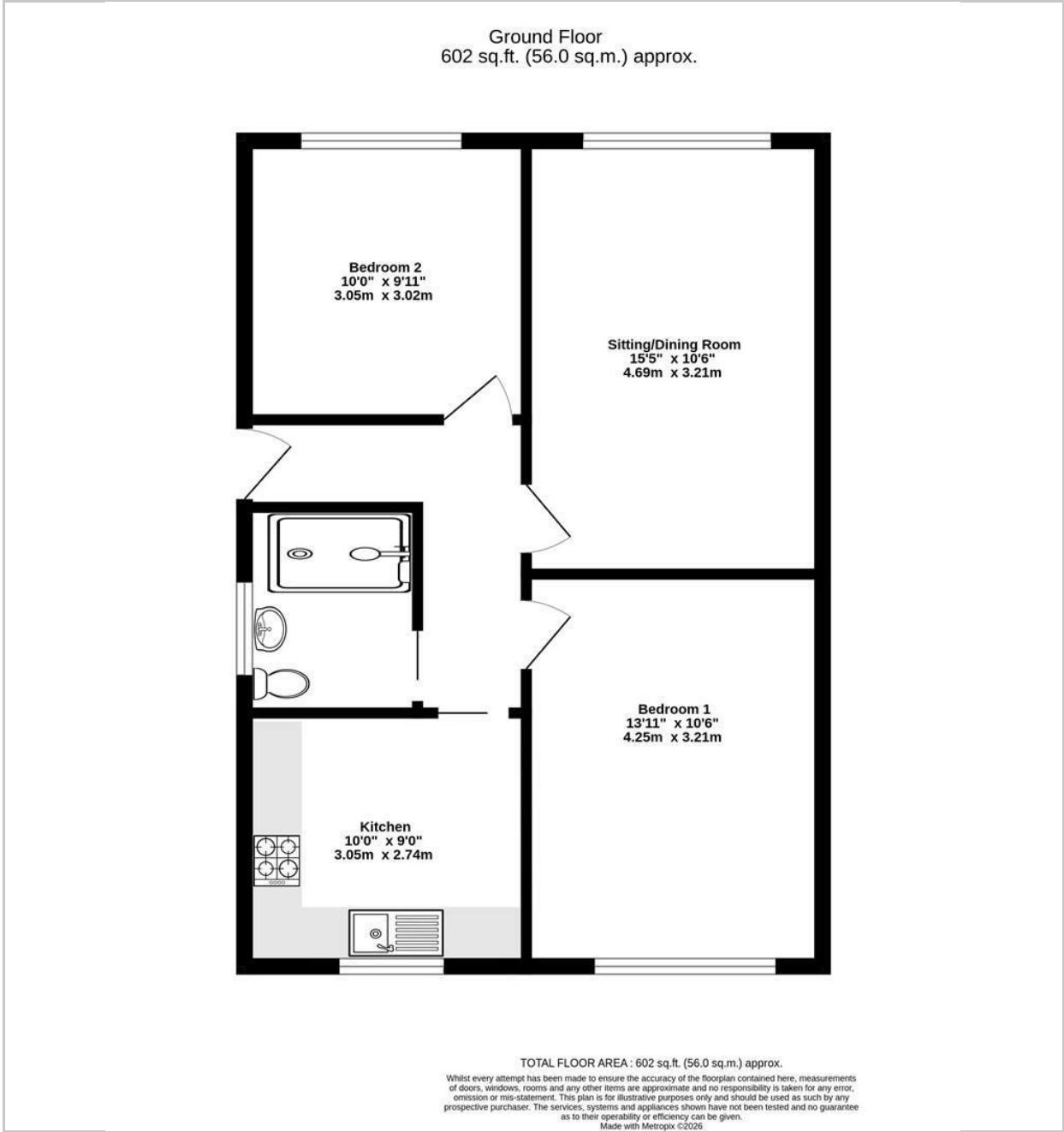
Low maintenance front garden with driveway providing ample off-street parking, side gate leading to an enclosed lawn and patio garden with mature trees and shrubbery and timber fenced boundary. Garage/Studio with door to side, power and lighting and double doors to front.

Agents Note:

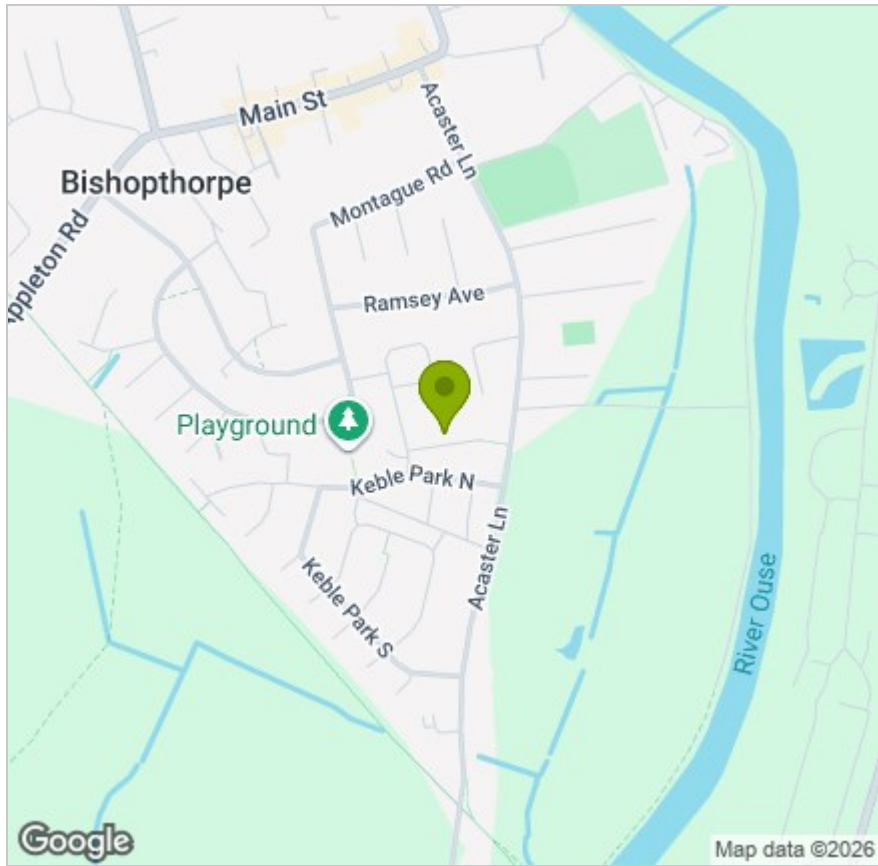
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our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



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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