



Melton Drive  
Bishopthorpe, York  
YO23 2RW

£310,000



Located in a quiet cul-de-sac within the ever-popular village of Bishopthorpe, to the south of York, is this well-presented two-bedroom semi-detached bungalow. Offering spacious accommodation throughout, a generous rear garden and off-street parking with a garage, this property is sure to appeal to a range of buyers, including downsizers, first-time buyers and those seeking single-storey living. Bishopthorpe enjoys a wealth of local amenities, including shops, cafés, pubs and excellent bus links to York city centre, while also benefiting from convenient access to the A64 and wider road network.

Internally, the property opens into a generous dining kitchen, fitted with a range of modern wall and base units providing ample storage and worktop space, together with a selection of integrated appliances including an oven, five-ring gas hob with extractor over, fridge, freezer, dishwasher and washer/dryer. An inner hallway leads through to the spacious living room, where a large bay window allows natural light to flood the space, creating a bright and welcoming reception room.

The property offers two well-proportioned bedrooms, both enjoying pleasant views over the rear garden, with the principal bedroom also benefiting from fitted wardrobe space. The second bedroom provides direct access to the garden, offering flexibility as a guest room, home office or additional reception space if desired. Completing the internal accommodation is a contemporary three-piece bathroom fitted with a shower over the bath.



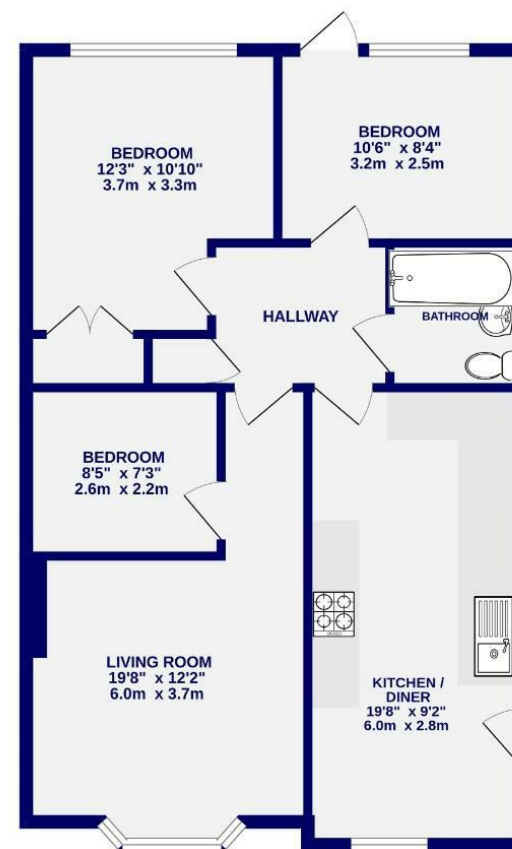


# Melton Drive Bishopthorpe, York YO23 2RW

Freehold  
Council Tax Band - C

- Semi Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Offered with No Onward Chain
- Garden, Garage & Driveway Parking
- EPC C

GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The 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.  
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