



FOR SALE  
QUANTUM  
SALES & LETTINGS  
01904 631631

136 Acaster Lane  
Bishopthorpe, York YO23 2TD

**136 Acaster Lane**  
**Bishopthorpe, York YO23**  
**2TD**  
**£635,000**

Situated on Acaster Lane in Bishopthorpe is this impressive four-bedroom detached home which offers generous living space and a highly versatile layout, making it an ideal choice for growing families.

At the heart of the property is a spacious kitchen complete with a dedicated seating area — perfect for everyday family life and entertaining alike. In addition, the home benefits from two further reception rooms, providing flexible accommodation that could serve as a formal dining room, lounge, playroom, or home office.

Upstairs comprises four well-proportioned bedrooms, including a generous principal suite complete with its own ensuite bathroom and walk-in wardrobe. The remaining bedrooms are served by a modern family shower room.

Externally, the property boasts a large rear garden with a charming wooden gazebo — an excellent space for outdoor dining and summer gatherings. To the front, a private driveway provides convenient off-road parking.

EPC Rating C  
Council Tax Band D

**Entrance**  
Part glazed UPVC door. Stairs leading to first floor. Radiator. Opening through to the dining hall.

**Dining Hall**  
15'5" x 14'10" max (4.70m x 4.52m max)  
With bay window and radiator. A fantastic open space, allowing for many options such as a games room or dining area, perfect for entertaining guests with folding glazed doors leading into the lounge.

**Office**  
15'4" x 14'9" max (4.67m x 4.50m max)  
With UPVC window and radiator. UPVC door to side access. Under stairs cupboard.

**Lounge**  
26'3" max x 12'2" (8.00m max x 3.71m)  
A bright and spacious room with log burner. UPVC French doors opening into the garden. Two UPVC windows. Two radiators.

**Kitchen**  
25'2" max x 12'8" max (7.67m max x 3.86m max)  
Modern fitted kitchen with a range of wall and base units complemented by co-ordinating work surfaces. Breakfast bar with seating. Inset sink unit with half bowl and drainer. Two integrated ovens. Ceramic hob with extractor hood over. Integrated dishwasher, fridge and freezer. UPVC French doors to garden. Two full height UPVC windows. Two skylights. Radiator. Underfloor heating.





**Utility Room**

7'3 x 5'9 (2.21m x 1.75m)  
Fitted with wall and base units with sink. UPVC window. Space and plumbing for washing machine and dryer. Underfloor heating.

**Cloak Room**

Fitted with a two piece suite comprising toilet and wash hand basin. Heated towel rail.

**Stairs to the first floor**

**First Floor Landing**

9'5 x 6'1 (2.87m x 1.85m)  
Access to loft. Doors to further rooms.

**Primary Bedroom**

18'2 x 12'2 (5.54m x 3.71m)  
A large bedroom suite with UPVC French doors onto a Juliet balcony which overlooks the beautiful garden. Radiator. UPVC window.

With door to ensuite shower room and walk-in wardrobe measuring at 7'7 x 5'5 with wall mounted boiler.

**Ensuite**

7'6 x 6'3 (2.29m x 1.91m)  
Fitted with a white three piece suite comprising bath with rainfall shower over, toilet and wash hand basin with vanity unit. Radiator. Opaque UPVC window.

**Bedroom Two**

11'8 x 9'7 (3.56m x 2.92m)  
UPVC window. Radiator. Built in wardrobe.

**Bedroom Three**

11'9 x 9'6 (3.58m x 2.90m)  
UPVC window. Radiator. Two storage cupboards.

**Bedroom Four**

8'5 x 6'1 (2.57m x 1.85m)  
UPVC window. Radiator.

**Family Bathroom**

8'1 x 5'5 (2.46m x 1.65m)  
Fitted with a three piece suite comprising; shower cubicle, toilet and wash hand basin. Radiator. Opaque UPVC window.

**Outside**

To the front of the property is a gravelled and paved driveway, offering a low maintenance upkeep and ample off street parking.

A superb large garden sits to the rear of the property which is mainly laid to lawn with established tree's, hedging along the fence line and low level flower beds. With the addition of a wooden gazebo, the perfect place to sit in all seasons. here is also gated side access to the property.

**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 D. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid. There is an Electric Vehicle Charge Point located to the side of the property. With the benefit of solar panels which are fully owned.

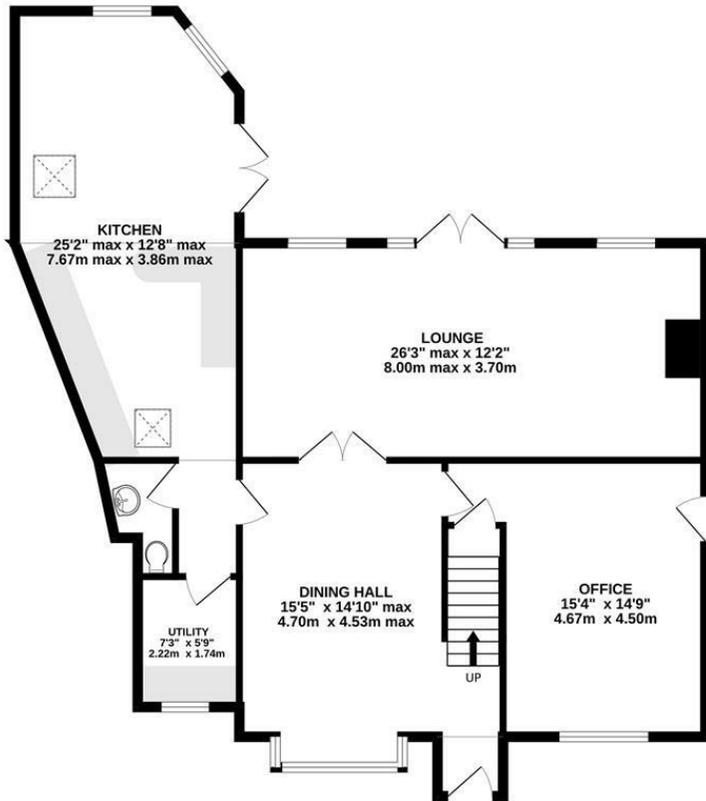
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

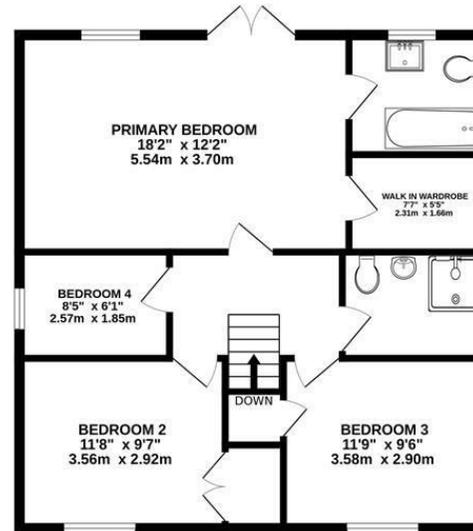
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
1109 sq.ft. (103.1 sq.m.) approx.

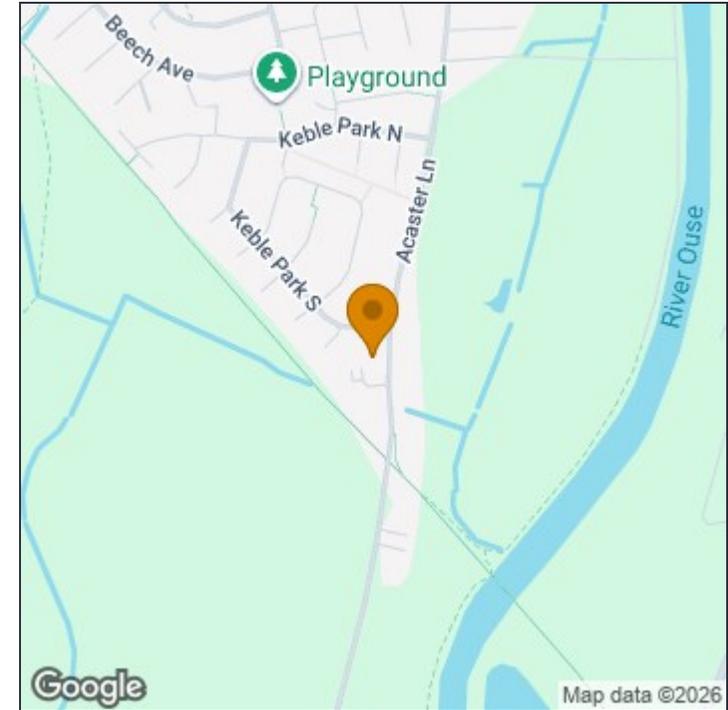


1ST FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 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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