



10 Melton Drive, Bishopthorpe  
York, North Yorkshire YO23 2RW

Guide Price £333,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market a fantastic opportunity to add your own stamp and style to a two-bedroom semi-detached bungalow, set in a quiet cul-de-sac position in one of York's most popular village locations of Bishopthorpe, just to the South of York, within easy walking distance of local village schools, shops, bars and amenities. This property has been a family home and cherished by the current owner, and will appeal to a multitude of buyers including professionals, couples and those looking to retire. The accommodation briefly comprises; Side entrance door opening into the fitted kitchen with a range of cottage style units. Onwards through the inner lobby into the principal reception rooms. To the front we find the spacious bay fronted living room, the focal point being the feature fireplace and ample space for a table and chairs. To the rear are two double bedrooms, the principal with fitted wardrobes and cupboards, the second with a door leading onto the conservatory, overlooking the garden and finally a shower room, with a three-piece suite completes this property. Outside to the front is a low maintenance garden area and a driveway, providing ample off-street parking, which in turn leads to the detached garage, perfect for a car enthusiast or a workshop. To the rear the house enjoys a fenced garden, laid to lawn with shrub borders, just right for outside entertaining. Bishopthorpe village is a thriving community and has many local amenities, including popular infant and junior schools, as well as sitting in the catchment for Fulford and Tadcaster secondary schools There are a variety of local shops and three very popular local pubs/eateries. The area has excellent transport links to York and beyond via the outer ring road and a regular bus service into York. In summary, this property, provides an exceptional opportunity to secure a home, where you can add your own personality and put your own stamp on a family home in a very popular village location. Sold with no onward chain! An early internal inspection is highly recommended.

**Situated in the heart of Bishopthorpe village, the property benefits from a thriving community and many local amenities including popular infant and junior schools, as well as sitting in the catchment for Fulford and Tadcaster Grammer secondary schools, local shops and three very popular local pubs/eateries. The area has excellent transport links to York and beyond via the outer ring road and a regular bus service into York. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Inner Hall

Double glazed window to front aspect, built in cupboards, loft hatch and radiator\*. Doors leading to...

### Living Room

17' 6" x 10' 7" (5.33m x 3.22m)

Double glazed bay windows to the front aspect, feature fireplace with wood surround, tiled hearth and inset gas fire\*, ceiling coving, dado rail, tv point\* and radiator\*.

### Kitchen

12' 11" x 7' 4" (3.93m x 2.23m)

The kitchen is fitted with a range of wall and base units with matching worktops over, incorporating a drainer sink with mixer taps, electric oven\* and grill\* 4x gas hobs\*, space for a fridge, plumbing for a washing machine\*, double glazed windows to the side aspect and radiator\*. Doors leading to the outside and the inner hallway.

### Shower Room

7' 3" x 5' 5" (2.21m x 1.65m)

White suite comprising: Shower cubicle with mains shower\*, pedestal wash hand basin, low level wc, glazed window to side aspect and radiator\*.

### Bedroom 1

11' 5" x 10' 8" (3.48m x 3.25m)

Double glazed windows to the rear aspect, built in wardrobes, drawers and radiator\*.

### Bedroom 2

10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed windows to the rear aspect and radiator\*. Door leading to...

### Conservatory

21' 5" x 7' 8" (6.52m x 2.34m)

Double glazed conservatory with sliding patio door leading out into the garden and radiators\*.

### Garage

16' 9" x 9' 1" (5.10m x 2.77m)

The garage has an electric roller door, power and lighting\*. Opening to the greenhouse.

### Outside

To the front of the property is a low maintenance front garden. A driveway with ample off street parking leads to the garage. To the rear is a fenced garden laid to lawn with shrub borders, a paved patio area perfect for outside entertaining plus a greenhouse.

### Agents Note

Epc rating C, Council tax band C.

Broadband supplier: BT Line, no internet.

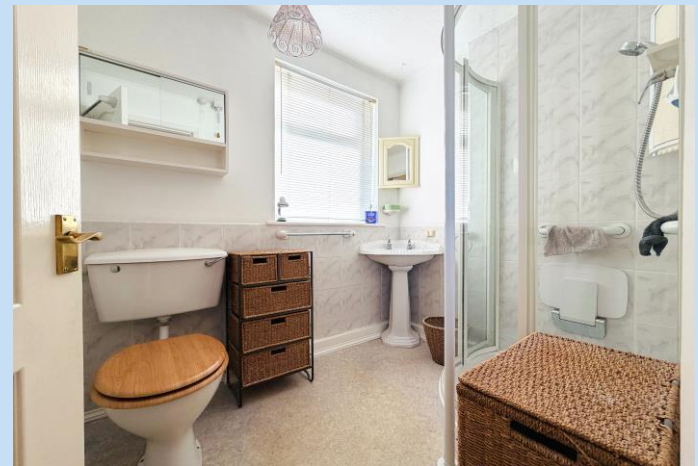
Broadband speed: Not connected.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





Find an energy certificate (/)

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# Energy performance certificate (EPC)

10 Melton Drive  
Bishopthorpe  
YORK  
YO23 2RW

Energy rating

C

Valid until:

17 February 2036

Certificate number:

9734-3059-7202-0026-2200

Property type

Semi-detached bungalow

Total floor area

61 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



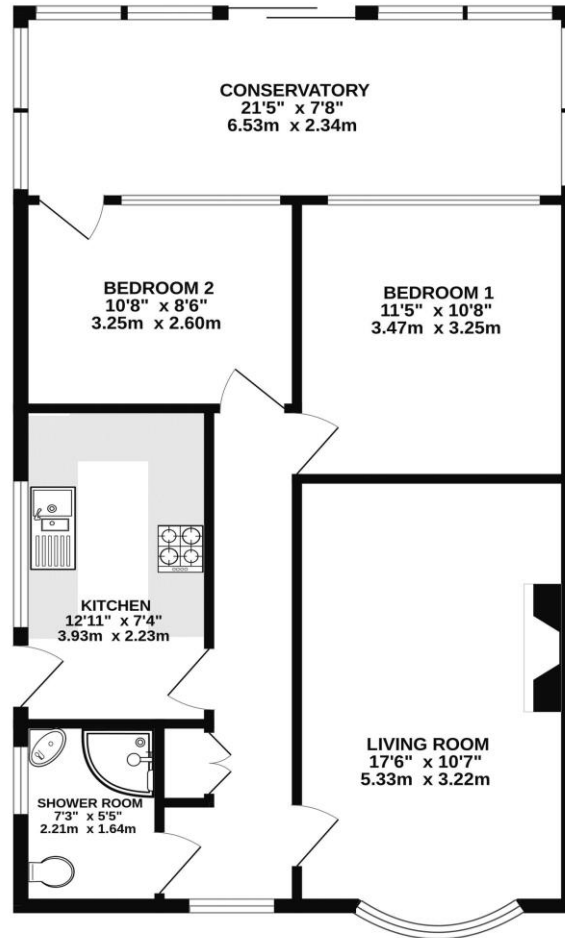
**Bishops Personal Agents**

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GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.