Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

# 178 Bishopthorpe Road

, YO23 1LF

**Guide Price £495,000**

3 2 1 D

NO ONWARD CHAIN - An extended three bedroom, three storey period townhouse moments from Rowntree Park, popular Bishopthorpe Road shopping parade and York's historic city centre centre.

This well presented property has been upgraded and refurbished to a very good standard throughout, providing bright and spacious living accommodation, gas central heating and double glazing.

Internally it comprises;

Entrance vestibule, entrance hallway, lounge with bay window and feature log burner, dining room, extended kitchen with high quality units, first floor galleried landing, principal bedroom with bay window, four piece house bathroom, second double bedroom, second floor landing and third bedroom with en-suite.

To the outside is a traditional front forecourt and a low maintenance rear courtyard. An accompanied viewing is strongly recommended to appreciate the quality on offer.

## Entrance Vestibule
With internal door to...

## Hallway
With original mosaic flooring, large radiator, original corbels, stairs to first floor, doors to...

## Lounge/Dining Room
2598'5" x 1099'1" (792 x 335)
26' 9" x 11' 7" (8.15m x 3.53m) Front aspect bay UPVC double glazed window, recessed feature cast iron multi fuel burning stove with a tiled hearth, coved cornice, fitted shelving to two alcoves, pine stripped flooring, two radiators, rear aspect UPVC double glazed window, TV and telephone aerial points.

## Kitchen
1400'11" x 698'10" (427 x 213)
14' 8" x 7' 10" (4.47m x 2.39m) Side aspect UPVC double glazed and stable door to courtyard. A range of quality fitted wall and base mounted units with wood effect work surfaces over, inset 1 1/2 bowl enamel sink unit, single drainer with swan neck mixer taps over, built-in stainless steel gas hob and extractor hood over, stainless steel double oven, plumbing for automatic washing machine and dishwasher, ceramic tiled flooring, white towel/radiator, large understairs cupboard.

## First Floor Landing
Cupboard housing gas combination boiler for hot water and heating, second storage cupboard, stairs to second floor, doors to...

## Bedroom 1
1499'4" x 1299'3" (457 x 396)
15' 1" x 13' 7" (4.60m x 4.14m) Front aspect bay UPVC double glazed window and second UPVC double glazed window, radiator, feature cast iron fireplace with tiled hearth, pine stripped flooring.

## Bedroom 2
898'11" x 1200'9" (274 x 366)
12' 9" x 9' 4" (3.89m x 2.84m) Rear aspect UPVC double glazed window, feature cast iron fireplace with tiled inserts and original tiled hearth, shelving to recess, fitted carpet, radiator.

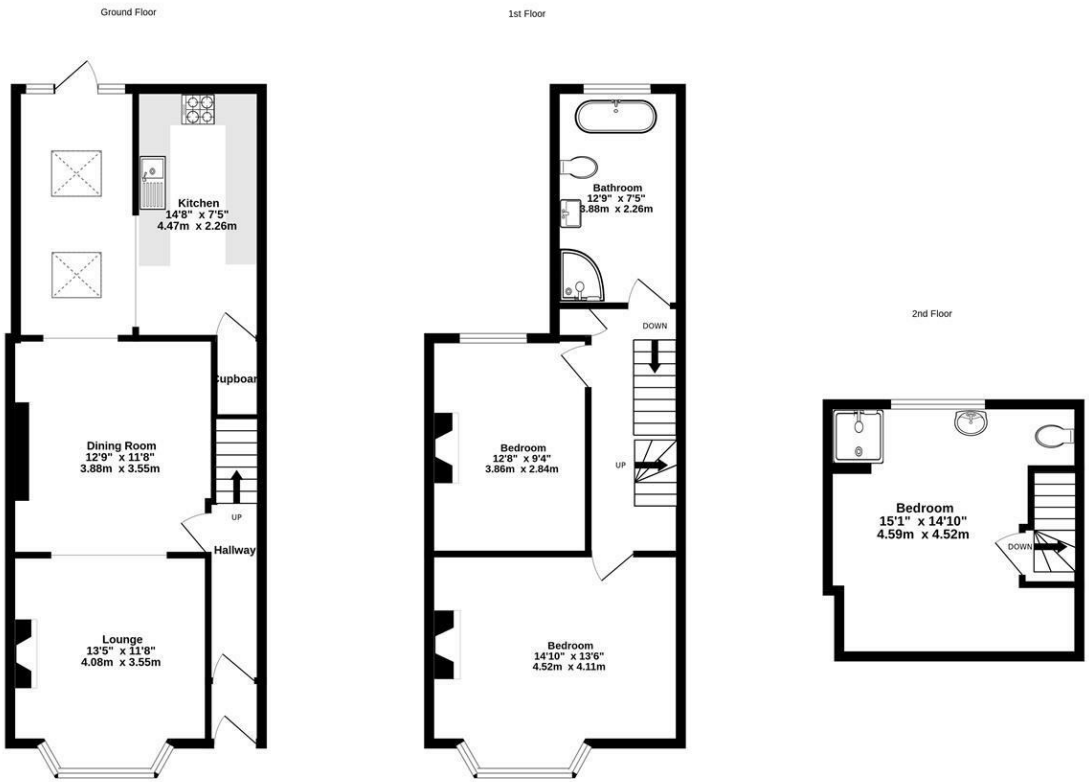
## Bathroom
1200'9" x 698'10" (366 x 213)
12' 9" x 7' 9" (3.89m x 2.36m) Rear aspect double glazed opaque sash window. A quality white four suite comprising feature cast iron roll top bath with Victorian style mixer taps over, low level WC, pedestal wash hand basin, large corner walk-in shower cubicle with extra large shower head, double panelled radiator, coved cornice.

## Second Floor Bedroom 3
1000'8" x 1400'11" (305 x 427)
14' 1" x 10' 7" (4.29m x 3.23m) Rear aspect velux window, radiator, recessed storage area, laminate wood flooring.

## Outside
To the front of the property is a forecourted area with low brick boundary wall. To the rear of the property is a larger than average courtyard mainly flagged with double timber gates onto service road giving access and off street parking for one car, storage cupboard, outside security

## Agents Notes
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 transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details

## FLOOR PLAN

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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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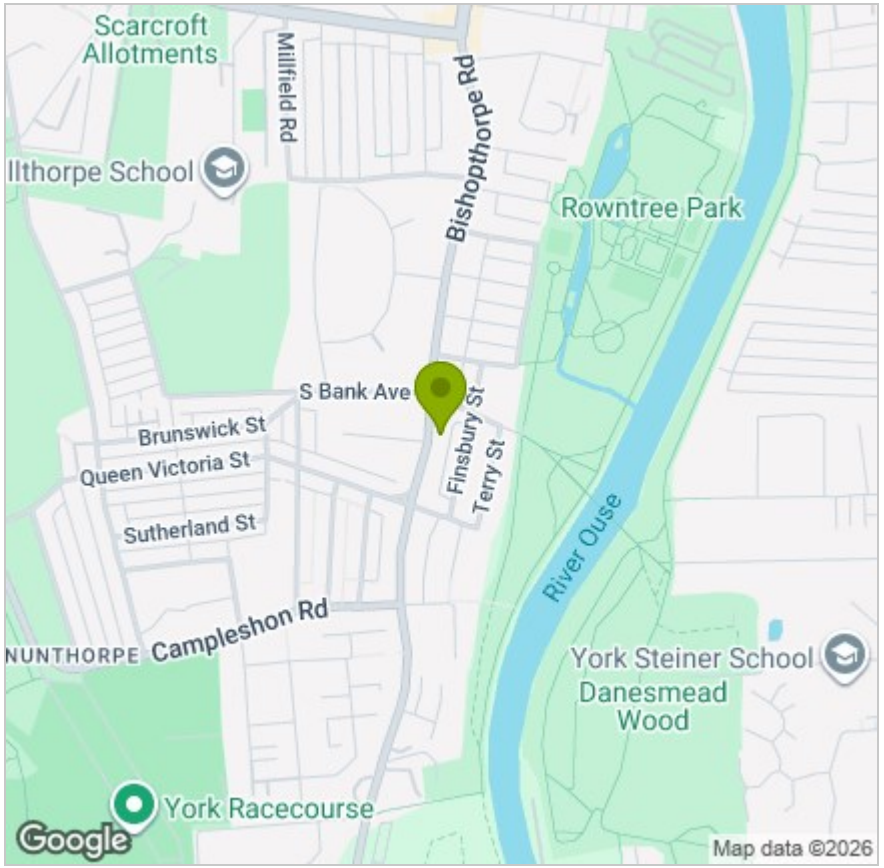
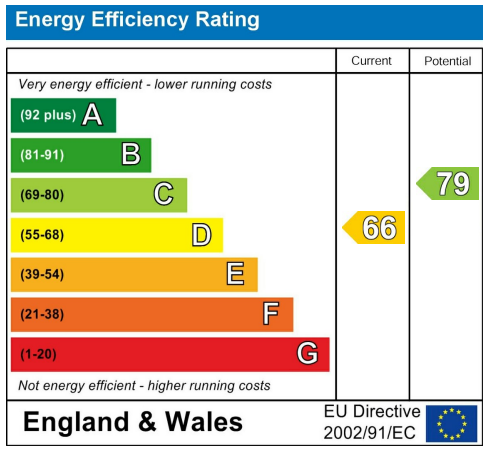
## LOCATION




## EPC

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