



6 Temple Road  
Bishopthorpe, York YO23 2QN



# 6 Temple Road Bishophthorpe, York YO23 2QN

£575,000

An attractive three-bedroom semi-detached home set on a highly desirable street in the ever-popular village of Bishophthorpe, this beautiful property offers stylish and well-balanced accommodation ideal for family living.

At the heart of the home is an open-plan snug, dining area and kitchen thoughtfully designed to create a sociable and light-filled space with direct access to the garden. Complementing this is a separate lounge, complete with an original open fireplace. The ground floor further benefits from a convenient WC and a practical utility.

To the first floor are three well-proportioned bedrooms and a contemporary bathroom suite, finished to a high standard.

Externally, the property boasts a generous garden, predominantly laid to lawn and enhanced by a versatile garden room. With a combination of patio seating areas and both raised and low-level planted borders, the outdoor space is ideal for relaxing and entertaining alike.

EPC rating D  
Council Tax Band D

## Entrance Porch

Timber door. UPVC windows. Radiator. Timber door to entrance hallway.

## Entrance Hallway

A beautifully presented hallway with oak flooring. Stairs to first floor. Doors to further rooms.

## Lounge

13'8 x 11'11 (4.17m x 3.63m)

A bright and spacious lounge with picture rail and an attractive open fireplace with surround and hearth. Bay window with shutters. Radiator.

## Snug

11'11 x 11'10 (3.63m x 3.61m)

An open plan snug leading into the dining kitchen. With electric feature fire, surround and hearth. Radiator.

## Open plan dining area

19'4 x 11'10 (5.89m x 3.61m)

Three UPVC windows. Part glazed UPVC door. Fitted cupboards. Two radiators. Breakfast bar with seating. Base units with space for fridge freezer. Leading through to the kitchen.

## Kitchen

7'10 x 7'10 (2.39m x 2.39m)

Fitted with wall and base units. One and half bowl sink unit with drainer. Built in oven with electric hob and extractor hood above. Space and plumbing for dishwasher. Two single glazed windows. Door to WC.

## WC

Fitted with two piece suite comprising; wash hand basin and toilet.





#### Utility

13'9" x 6'11" (4.19m x 2.11m)

With part glazed timber door. Base units. Plumbing for washing machine. Timber door and window into the garage.

#### Stairs to first floor

#### First floor landing

UPVC window. Doors to further rooms.

#### Bedroom One

11'11" x 10'7" (3.63m x 3.23m)

With built in wardrobes UPVC bay window with shutters. Radiator.

#### Bedroom Two

11'10" x 10'9" (3.61m x 3.28m)

With built in wardrobes. UPVC window. Radiator.

#### Bedroom Three/office

8'5" x 8'0" (2.57m x 2.44m)

UPVC with shutters. Radiator.

#### Bathroom

7'10" x 7'10" (2.39m x 2.39m)

A modern fitted bathroom comprising; bath with rainfall shower, wash hand basin with vanity unit and toilet. Wall units for storage. Heated towel rail. Two opaque UPVC windows. Loft hatch.

#### Outside

The front of the property features a low-maintenance gravelled garden and a paved driveway leading to the garage, offering convenient off-road parking.

The rear garden is beautifully presented, laid mainly to lawn and bordered by established shrubs and low-level planting. A raised decking area offers an ideal space for seating, with an additional patio area for outdoor entertaining. A handy potting shed, connected to the utility, adds practicality, while stepping stones lead to a charming garden room.

#### Garden Room

Laid on with power and light. A handy space for home working or relaxing in the garden, currently used as a bar.

#### Garage

16'8" x 13'9" (5.08m x 4.19m)

Laid on with power and light. Up and over door. Consumer unit. Boiler. Water cylinder. With additional side door access.

#### Anti - Money Laundering Compliance

We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.

#### 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.

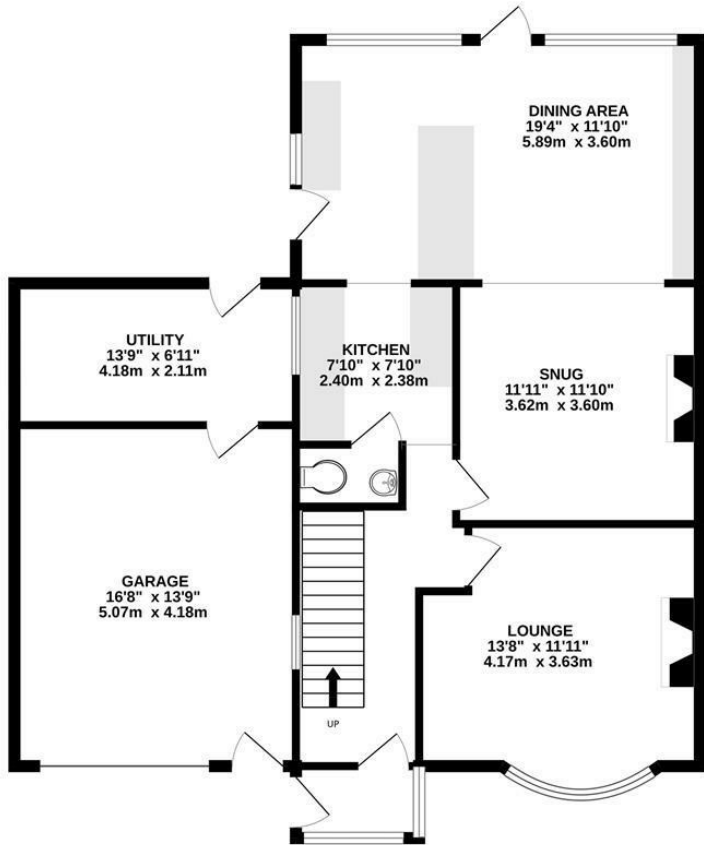
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a Worcester Bosch system boiler with an unvented hot water tank.

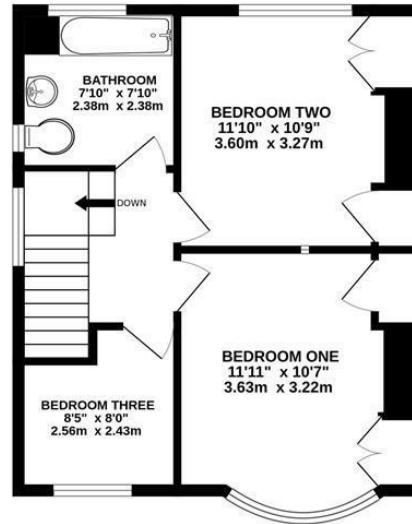
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
1036 sq.ft. (96.3 sq.m.) approx.

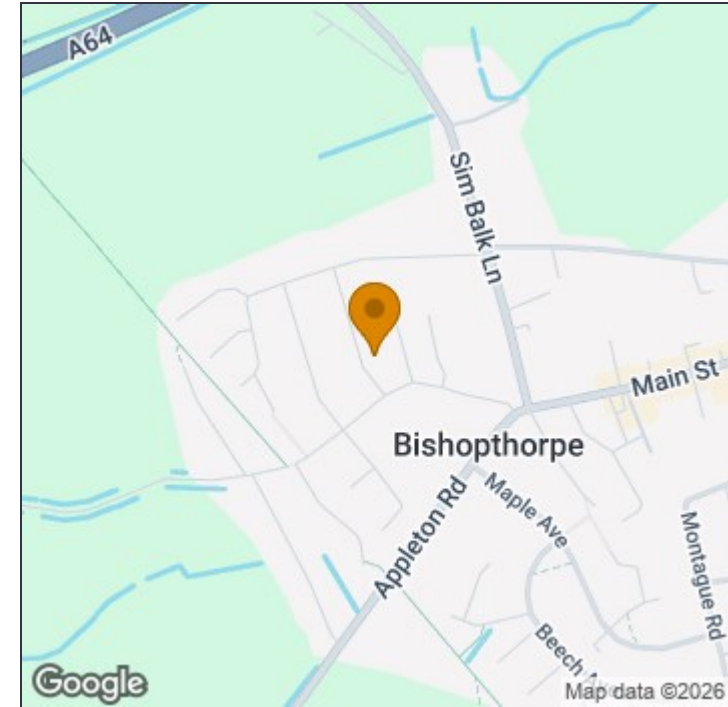


1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.2 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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