

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

14 Bridge Road

Bishopthorpe, YO23 2RR

Guide Price £600,000

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A high-quality extended four bedroom semi-detached house with exceptional countryside views to the rear, located within this residential area of this sought-after village of Bishopthorpe. Updated throughout, this superb home is close to excellent local amenities, river walks and well-regarded nurseries and primary schools and is within the catchment for Fulford and Tadcaster schools, together with easy access to York city centre and excellent road links including the A64.
Offering bright and versatile living accommodation as well as sizeable rooms it comprises: entrance hallway, W.C./Cloaks, dining room with bay window to front, 18' lounge with glazed doors to garden, fully fitted kitchen, breakfast room, family room with views over rear garden and open countryside, integral garage with utility area, first floor galleried landing, master bedroom, with walk through wardrobe and three piece shower room, three further bedrooms (two doubles and one generous single) and three piece house bathroom suite.
To the outside is a paved driveway providing ample off-street parking, and the potential for electric car charging, whilst to the rear is a lawned garden with separate sitting areas, large timber shed and a low fence overlooking Green Belt land.
An accompanied viewing to appreciate this superb property is strongly recommended.







Entrance Hallway
Composite entrance door, storage cupboard, carpeted stairs to first floor, double panelled radiator, L.V.T. parquet flooring, dado rail, power points



Cloakroom/W.C.
Low level W.C., wash hand basin, L.V.T. extractor fan

Dining Room
11'1 x 11'1 (3.38m x 3.38m)
uPVC bay window to front, L.V.T. flooring, column radiator, power points, opening to

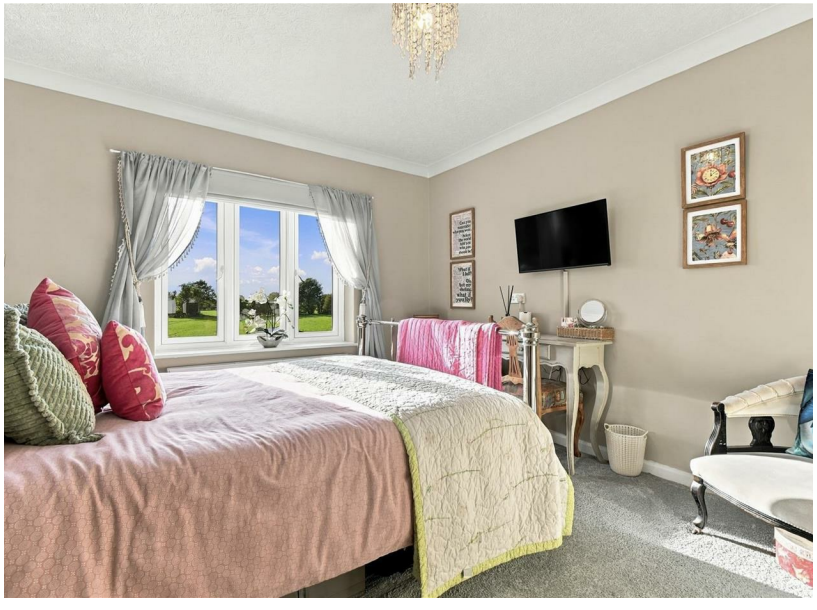


Lounge
18' x 11' (5.49m x 3.35m)
Glazed windows and doors to rear garden, L.V.T. flooring, column radiator, power points, television points



Kitchen
16' x 8'4 (4.88m x 2.54m)
Fitted wall and base units with counter top, sink and draining board with mixer tap, eye level double oven, five ring gas hob, space and plumbing for appliances, power points. L.V.T. flooring, uPVC window to rear, opening to







Breakfast Room
11' x 10'1 (3.35m x 3.07m)
L.V.T. flooring, column radiator, power points, opening to

Family Room
16'5 x 11'4 (5.00m x 3.45m)
uPVC double glazing, French doors on to patio, L.V.T. flooring, underfloor heating, power points

First Floor Landng
uPVC window to front, storage cupboard, carpets, power points, loft access

Master Bedroom
18' x 10'1 (5.49m x 3.07m)
uPVC window to rear, carpeted floors, double panelled radiator, power points, walk through wardrobe

Ensuite Shower Room
Walk-in shower cubicle, low level W.C, wash hand basin, tiled walls, vinyl flooring, electric towel radiator, recessed spotlights, extractor fan

Bedroom 2
13'9 x 11'1 (4.19m x 3.38m)
uPVC window to rear, double panelled radiator, carpets, power points

Bedroom 3
11' x 11' (3.35m x 3.35m)
uPVC bay window to front, single panelled radiator, carpets, power points

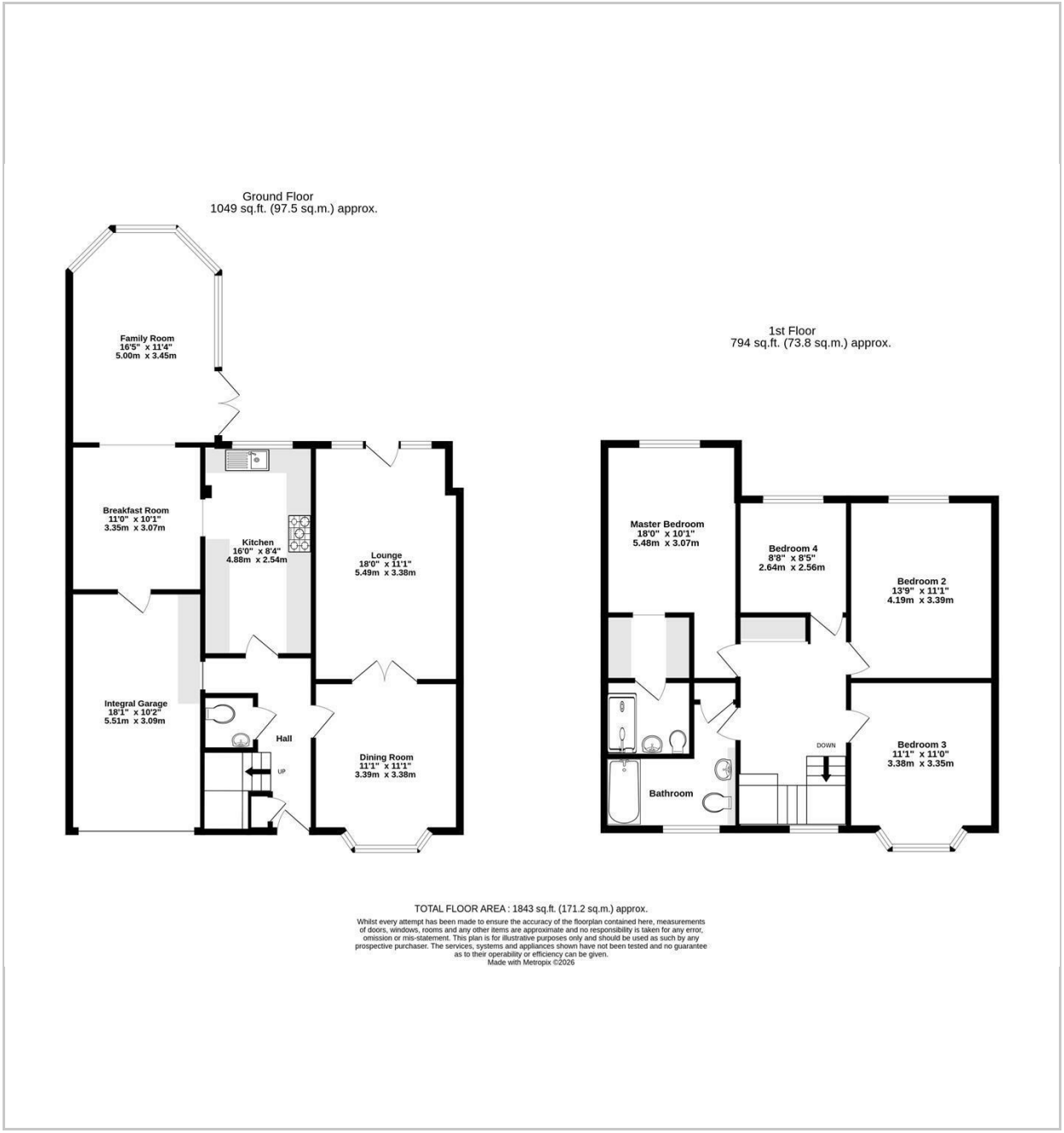
Bedroom 4
8'8 x 8'5 (2.64m x 2.57m)
uPVC window to rear, single panelled radiator, carpets, power points

House Bathroom
Opaque uPVC window to front, P-shaped panel bath with shower over, double panelled radiator, wash hand basin, low level W.C., L.V.T. flooring, electric towel radiator, storage cupboard

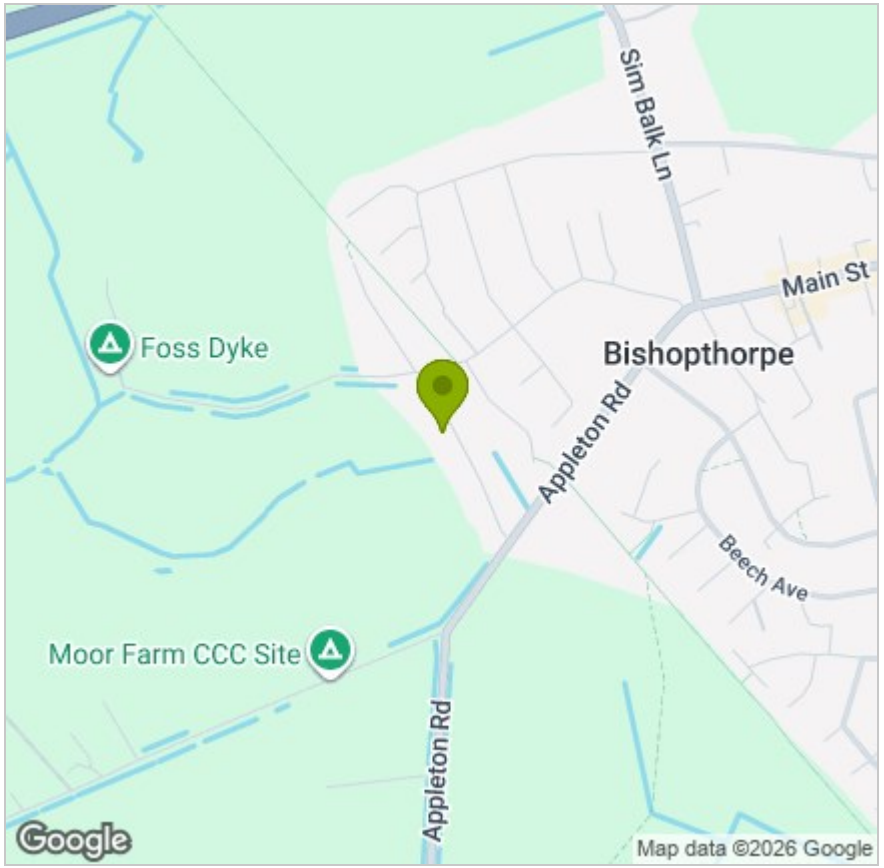
Outside
Paved front driveway with brick boundary wall leading to integral garage which is 18'1 x 10'2, electric roller door, power and lighting, fitted units with space and plumbing for washing machine, rear lawned garden with timber decked area, paved patio, raised terrace overlooking the fields, timber shed, outside tap, outside power socket

Agents Note
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.

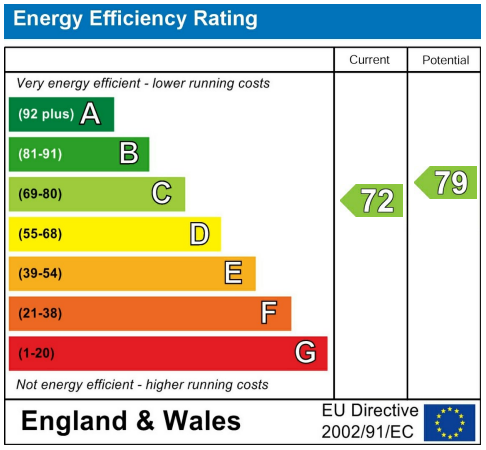
FLOOR PLAN



LOCATION



EPC



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Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk