



10 Melton Drive Bishopthorpe
York, YO23 2RW
Guide Price £285,000



Attractive Two-Bedroom Semi-Detached Bungalow in a Quiet Village Setting

Situated at the head of a quiet cul-de-sac in the highly regarded village of Bishopthorpe, just outside York, this attractive two-bedroom semi-detached bungalow offers peaceful surroundings, open views to the rear and spacious, versatile accommodation.

The property benefits from a large sun room, providing an ideal space to relax, enjoy the garden and take in the pleasant open outlook beyond.

Offered with vacant possession, the bungalow is ready to move straight into, making it an ideal purchase for those looking to downsize, first-time buyers or anyone seeking single-storey living in a desirable village location.

Bishopthorpe offers a wonderful village atmosphere, with local amenities and convenient access to the historic city of York.

Early viewing is highly recommended to appreciate the setting, outlook and potential this lovely bungalow has to offer.

Kitchen

12'10 x 7'3 (3.91m x 2.21m)

Entrance door, double glazed window to side, range of wall and base units with worktops over, inset sink and drainer with mixer taps, electric oven, gas hob, space and plumbing for for appliances.

Inner Hallway

20'8 x 2'9 (6.30m x 0.61m'1.22m x 3.20m)

Double glazed window to front, built in storage cupboards, radiator, loft hatch. Doors leading to





Living Room

17'4 x 10'6

Double glazed bay window to front, coving, dado rail, feature fireplace with wood surround, tiled hearth and inset gas fire, TV point, power point, radiator.

Bedroom 1

11'3 x 10'7 (3.43m x 3.23m)

Double glazed windows to rear, radiator, power point, built in wardrobes and drawers.

Bedroom 2

8'5 x 10'6 (2.57m x 3.20m)

Double glazed window to rear, radiator, power point. Door leading to

Sun Room

7'9 x 21'6 (2.36m x 6.55m)

Double glazed with sliding patio door onto the garden, radiator.

Shower Room

7'2 x 5'5 (2.18m x 1.65m)

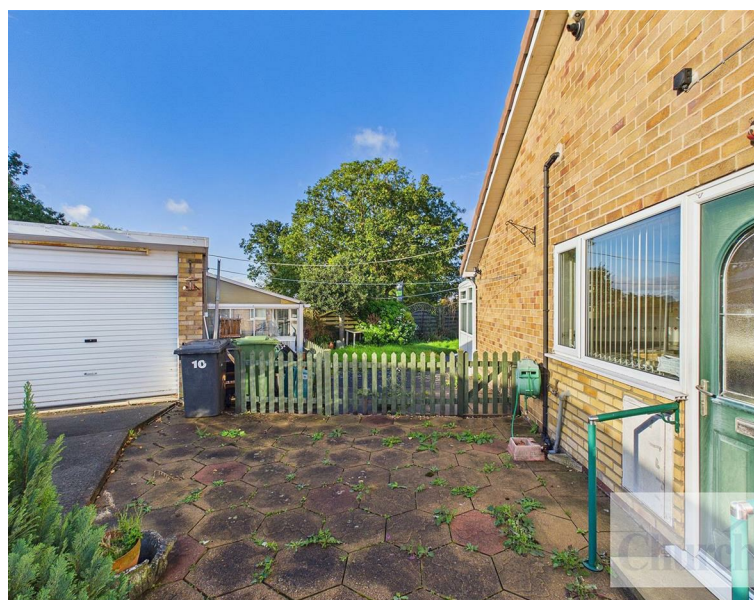
Opaque window to side, shower cubicle with mains shower, pedestal wash hand basin, low level WC, radiator.

Outside

To the front of the property is a low maintenance front garden and a driveway providing ample off street parking and leading to the garage. To the rear is a garden laid to lawn with patio area, shrubs and bushes, plus a greenhouse.

Garage

Electric roller door, power and lighting.



Churchill's

Sunroom
7'9" x 21'6"

Bedroom
11'3" x 10'7"

Living Room
17'4" x 10'6"

Hallway
20'8" x 2'9"

Bedroom
8'5" x 10'6"

Kitchen
12'10" x 7'3"

Bathroom
7'2" x 5'5"

Approximate total area⁽¹⁾
767 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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W N E S

A map of Bishopthorpe, showing a residential area with several streets. A green location pin is placed on Appleton Rd, near the intersection with Main St. To the left of the pin is a green triangle icon labeled 'Moor Farm CCC Site'. To the right of the pin is a green circle icon with a tree, labeled 'Playground'. Other streets shown include Main St, Acaster Ln, Montague Rd, Ramsey Ave, Keble Park N, Keble Park S, and Appleton Rd. The map is credited to Google, with data from 2026.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	71	78
England & Wales EU Directive 2002/91/EC		

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