



Beech Avenue  
Bishopthorpe, York  
YO23 2RL

Offers Over £325,000



Located in the highly sought-after village of Bishopthorpe, this beautifully presented four bedroom semi detached home offers spacious and flexible accommodation, ideal for modern family living. Having been extended and thoughtfully improved, including the benefit of a recently installed new roof, the property occupies a popular residential street within easy reach of the village amenities.

The ground floor has been opened up to create a bright and inviting open plan layout, with a modern fitted kitchen flowing seamlessly into the dining and living areas, complemented by a sun room enjoying views over the rear garden. A ground floor bedroom and contemporary shower room provide excellent versatility, whether for guests, home working or multi-generational living.

To the first floor are three well proportioned bedrooms, served by a stylish family bathroom featuring a four piece suite. Each room is well laid out and filled with natural light, creating a comfortable and practical first floor arrangement.

Externally, the property benefits from a front garden with private driveway leading to a detached garage. To the rear is a mainly lawned garden, offering a peaceful and secure outdoor space, ideal for relaxing or entertaining. Positioned within walking distance of Bishopthorpe's excellent local amenities, schools and transport links, this is a superb opportunity to secure a spacious home in one of York's most desirable villages.

Council Tax Band B



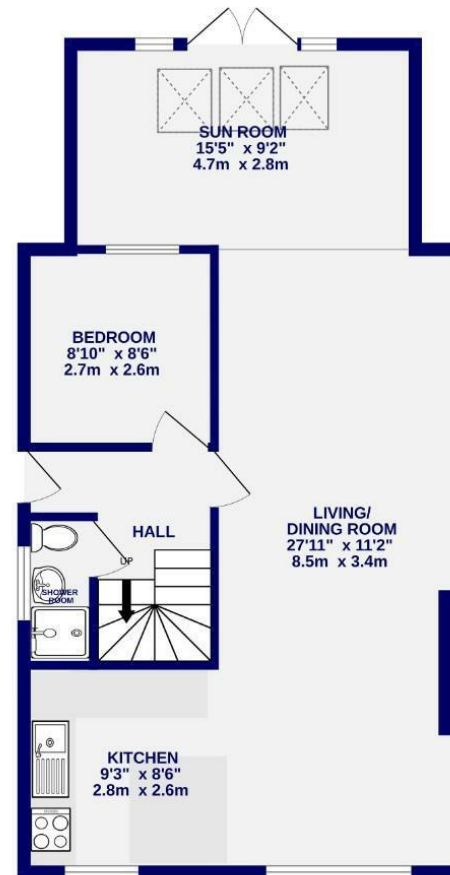


# Beech Avenue Bishopthorpe, York YO23 2RL

Freehold  
Council Tax Band - B

- Semi Detached Bungalow
- Four Bedrooms
- First Floor Bathroom
- Open Plan Living
- Driveway Parking
- Garage
- Popular Village Setting
- No Onward Chain

GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.  
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