

AN EXTENDED 3 BEDROOM PROPERTY SET IN THIS HIGHLY SOUGHT AFTER VILLAGE CONVENIENT FOR LOCAL AMENITIES AND EASY ACCESS INTO THE CITY CENTRE AND TO THE A64. This well presented family home provides spacious living accommodation comprising hall, lounge, dining kitchen, conservatory/sitting room, utility room, large landing with study area, 3 good sized bedrooms and bathroom/w.c. Front garden with driveway leading to an integral garage. Private lawned rear garden.

An internal viewing is recommended.

### Hall

Entrance door. Door to

### Lounge

Window to front, stairs top first floor. Door

#### **Kitchen**

Modern fitted units with base and wall units and work surfaces, window to rear. Door to

### Conservatory

Ideal for formal dining area or additional sitting room with doors to rear garden and door to

### **Utility Room**

Window to rear, base and wall units

# Landing

Large landing with study area and doors leading to

#### **Bedroom 1**

Window to front, built in cupboard

## **Bedroom 2**

Window to rear

#### **Bedroom 3**

Window to rear

#### Bathroom/w.c

Modern 3 piece suite comprising panelled bath, wash hand basin and w.c., window to rear

## **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.





# **LOCATION FLOOR PLAN** Bishopthorpe 1st Floor 541 sq.ft. (50.2 sq.m.) approx. Ground Floor 644 sq.ft. (59.8 sq.m.) approx. Ramsey Ave Playgroun Utility Room 8'9" x 7'4" 2.66m x 2.23m Keble Park N Bedroom 2 13'4" x 7'4" 4.06m x 2.23m Bathroom 13'7" x 5'4" 4.14m x 1.62m Kitchen Landing Lounge 13'8" x 10'5" 4.17m x 3.17m Bedroom 3 7'6" x 7'4" 2.28m x 2.23m Coogle Master Bedroom 13'7" x 9'9" 4.14m x 2.97m Map data @2025 **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A 85 76 (69-80) TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx. Whist every attempts been made to ensure the accuracy of the floopian contained here, measurement of doors, windows, comis and any other terms are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and applicances shown have not been tested and no guarante as to their operability or efficiency can be given. (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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