





45 Lamplugh Crescent Bishopthorpe
York, YO23 2SR
Offers In The Region Of £415,000

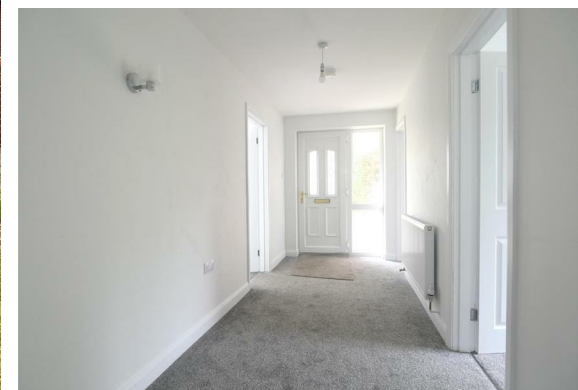
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NO ONWARD CHAIN!

Cul-de-sac location, corner plot.

For sale is this fabulous three bedroom detached bungalow and garden in this quality village south of York convenient for popular schools and amenities as well as countryside walks. Ready to move into, this superb property is located at the end of Lamplugh Crescent and is sure to appeal to a range of buyers. Benefitting from uPVC double glazing and gas central heating it comprises: long entrance hallway, L-shaped 22' lounge/dining room, updated kitchen, three good-sized bedrooms and three piece house bathroom. To the outside is a good sized driveway providing ample off-street parking and the potential for electric car charging, leading to a single garage, there is a small front landscaped garden whilst to the rear is a large corner plot with lawn, patio, mature trees and shrubbery as well as greenhouse and brick store.

An accompanied viewing of this impressive property is strongly recommended.



Entrance Hallway

uPVC entrance door, double panelled radiator, carpets, power points, loft access

Kitchen

10'1 x 10' (3.07m x 3.05m)

uPVC double glazed windows and door to patio, fitted wall and base units with counter top, one and a half sink and drainer board with mixer tap, built in gas hob and electric oven, space and plumbing for other appliances, double panelled radiator, LVT flooring, wall mounted gas combination boiler.



Lounge/Sitting Room

22'1 x 18'3 (6.73m x 5.56m)

uPVC double glazed windows to front and side, double panelled radiator, gas fire with surround, carpets, television point, power points



Dining Area

uPVC sliding doors to patio, double panelled radiator, carpets, power points





Bedroom 1

13'9 x 10' (4.19m x 3.05m)

uPVC windows to front, double panelled radiator, carpets, power points

Bedroom 2

10' x 8'9 (3.05m x 2.67m)

uPVC double glazed window to side, double panelled radiator, carpets, power points

Bedroom 3

10' x 9'7 (3.05m x 2.92m)

uPVC double glazed window to rear, double panelled radiator, carpets, power points

House Bathroom

Opaque uPVC double glazed window to rear, panelled bath with mixer tap, aqua boarding, low level w.c., pedestal wash basin, LVT flooring, double panelled radiator

To the outside

Small front landscaped garden, driveway, providing ample off-street parking, gate to rear, lawn, patio, mature trees and shrubbery, timber fence and hedge boundary, brick store, greenhouse, single garage with power and lighting.

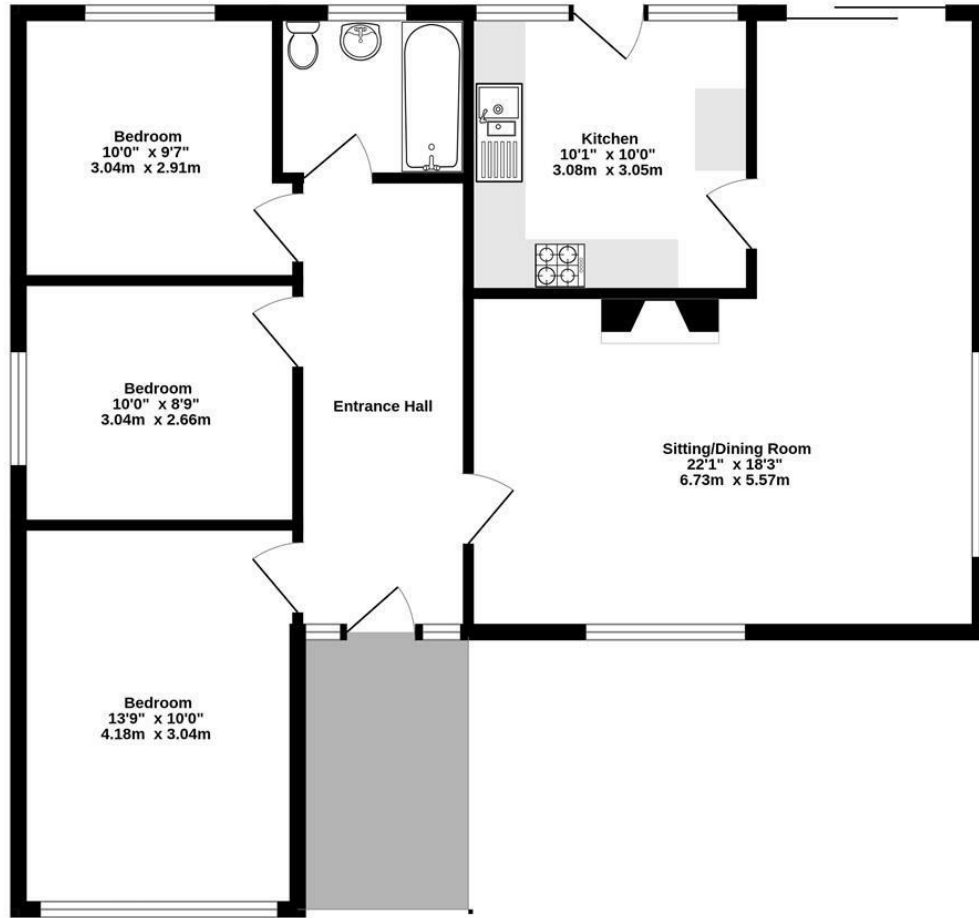
Agents Note

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FLOOR PLAN

Ground Floor
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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LOCATION



EPC

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

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