



182 Bishopthorpe Road
York, YO23 1LF

Guide Price £450,000



A STUNNING 3 BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN THIS SOUGHT AFTER LOCATION CLOSE TO ROUNTREE PARK. POPULAR LOCAL AMENITIES AND THE CITY CENTRE. The property has been upgraded and refurbished to a high standard by the present owners to provide bright and spacious living accommodation comprising entrance vestibule and hallway, lounge with bay window and period style fireplace, opening to dining room with period style fireplace, good sized kitchen with high quality contemporary fitted units and integrated appliances, opening to a breakfast room with French doors to the courtyard, galleried landing, large master bedroom with bay window, 2 further bedrooms and bathroom with quality suite. To the outside is a front forecourt and a pretty rear courtyard. An accompanied viewing is strongly recommended to appreciate this lovely home.

Entrance Vestibule

Entrance door. Encaustic tiles. Glazed panelled door to:

Hallway

Radiator, panelled walls, carpeted stairs to first floor. Encaustic tiles.

Lounge

uPVC bay window to front, coving, picture rail, column radiator, gas fire with surround, power points. Exposed timber floorboards.

Dining Room

uPVC window to rear, coving, picture rail, column radiator, gas fire with surround, power points. Exposed timber floorboards.

Kitchen

uPVC window to side and glazed door to courtyard, fitted wall and base units with Quartz counter tops, sink and drainer with mixer tap, eye level double oven, integrated washing machine, dishwasher and fridge freezer, power points, under stairs cupboard. Tiled flooring.





Breakfast Room

uPVC French doors to courtyard, column radiator, power points. Tiled flooring.

First Floor Landing

Access to loft space. Carpet. Doors to:

Bedroom 1

uPVC bay window to front, coving, period fire with surround, column radiator, power points. Carpet.

Bedroom 2

uPVC window to rear, period fire with surround, column radiator, power points. Carpet.

Bedroom 3

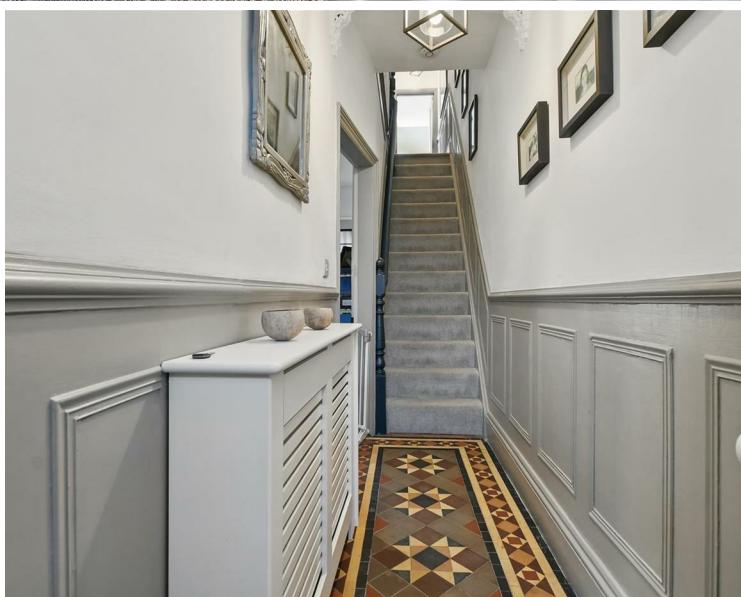
uPVC window to rear, column radiator, power points. Carpet.

Bathroom

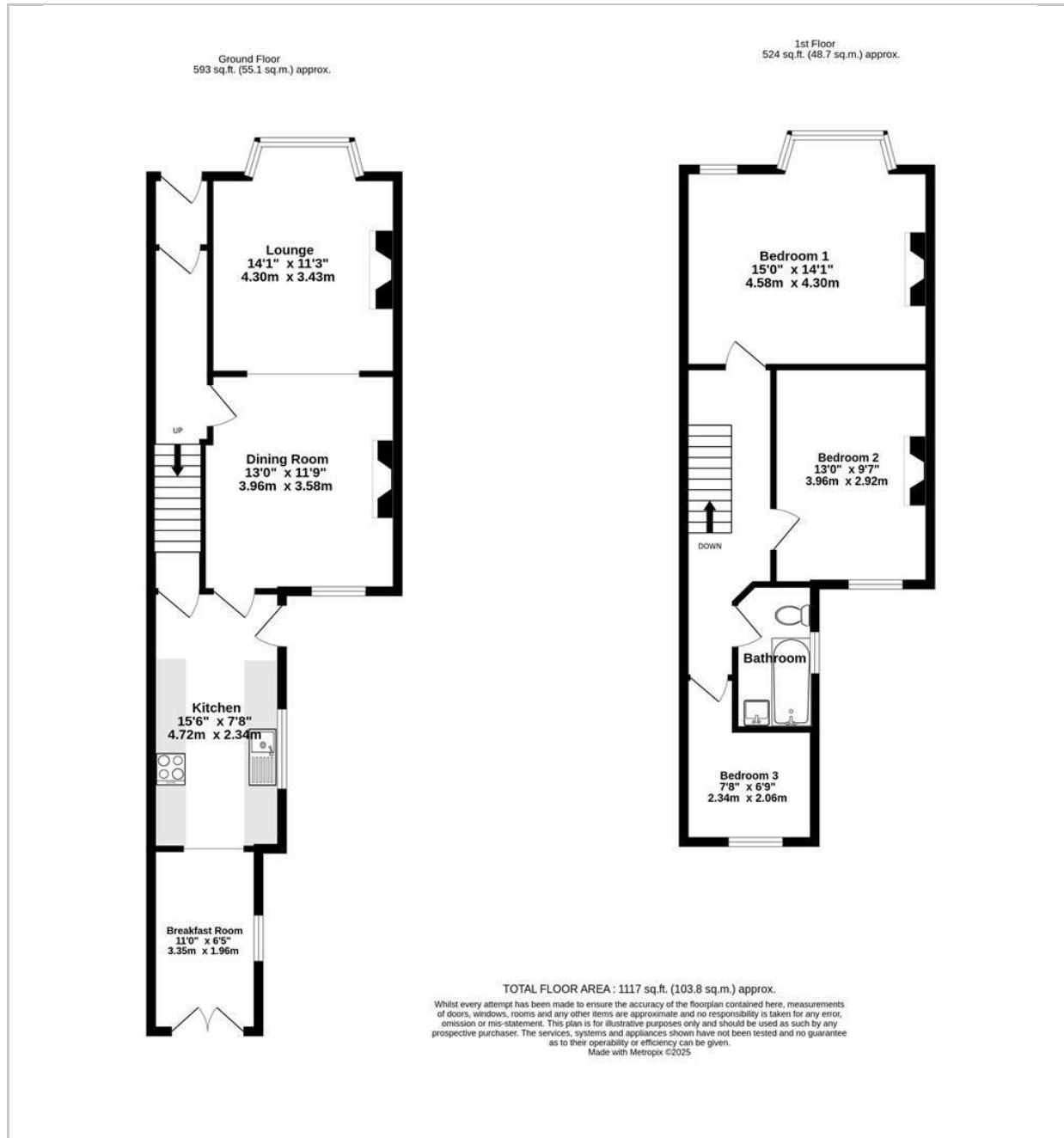
uPVC opaque window to side, panelled bath with mixer shower over, low level WC, sink unit, towel rail/radiator, extractor fan, recessed spotlights, extractor fan. Tiled flooring.

Outside

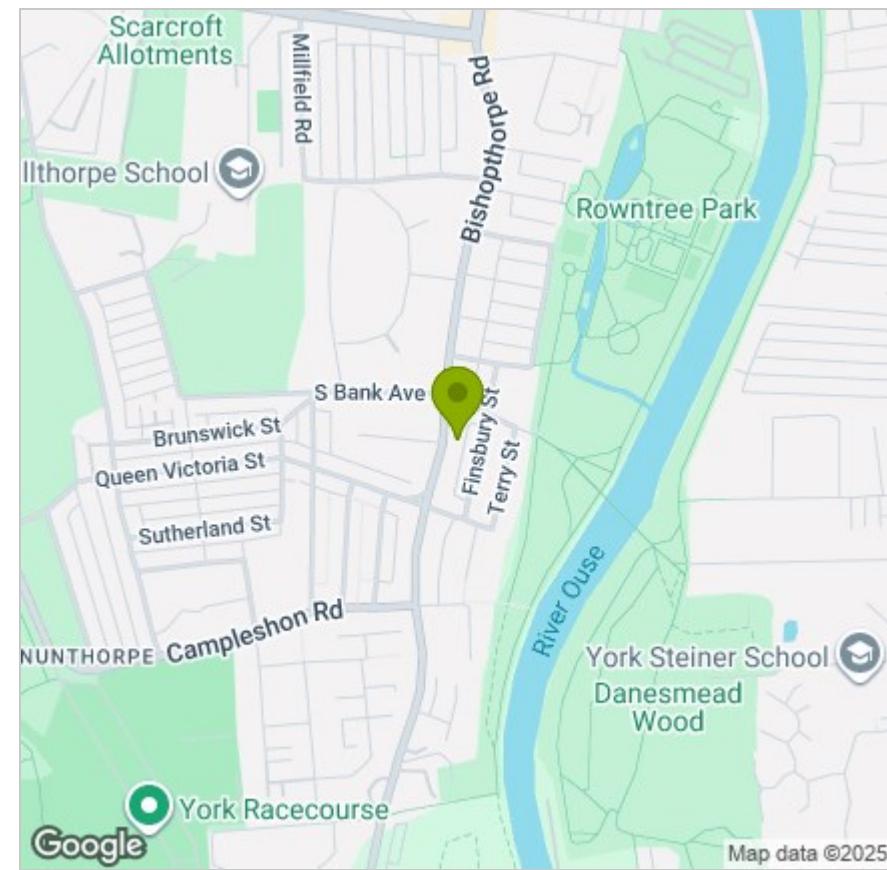
Traditional front forecourt. Rear walled courtyard garden with timber decking area, gravel, paving, brick built boundary and gate to service alleyway.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	67
(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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