




5 Keble Close Bishopthorpe  
York, YO23 2TE  
Guide Price £250,000

2 1 1 

Churchills Estate Agents are delighted to offer for sale this two double bedroom semi-detached bungalow, located on this quiet cul-de-sac within the highly sort after village of Bishopthorpe. The village is served by popular amenities as well as easy access to the A64 ring road and bus links into York's historic city centre.

This well cared for home is sure to appeal to anyone looking for one level living with the added benefit of uPVC double glazing, gas central heating and off-street parking. Internally, it comprises: entrance hallway, 15' lounge/dining room, 15' kitchen, two double bedrooms and modern three piece shower/wet room. To the outside is a low maintenance front garden, good sized shared driveway leading to a garage/studio with power and lighting, whilst to the rear is an enclosed lawn and patio garden with sitting area and timber fenced boundary. An accompanied viewing is strongly recommended; please call Churchills Estate Agents today!

### Entrance Hallway

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

### Lounge/Dining room

15'5" x 10'6" (4.70m x 3.20m)

uPVC window to front, single panelled radiator, carpets, television points, power points

### Kitchen

10' x 9' (3.05m x 2.74m)

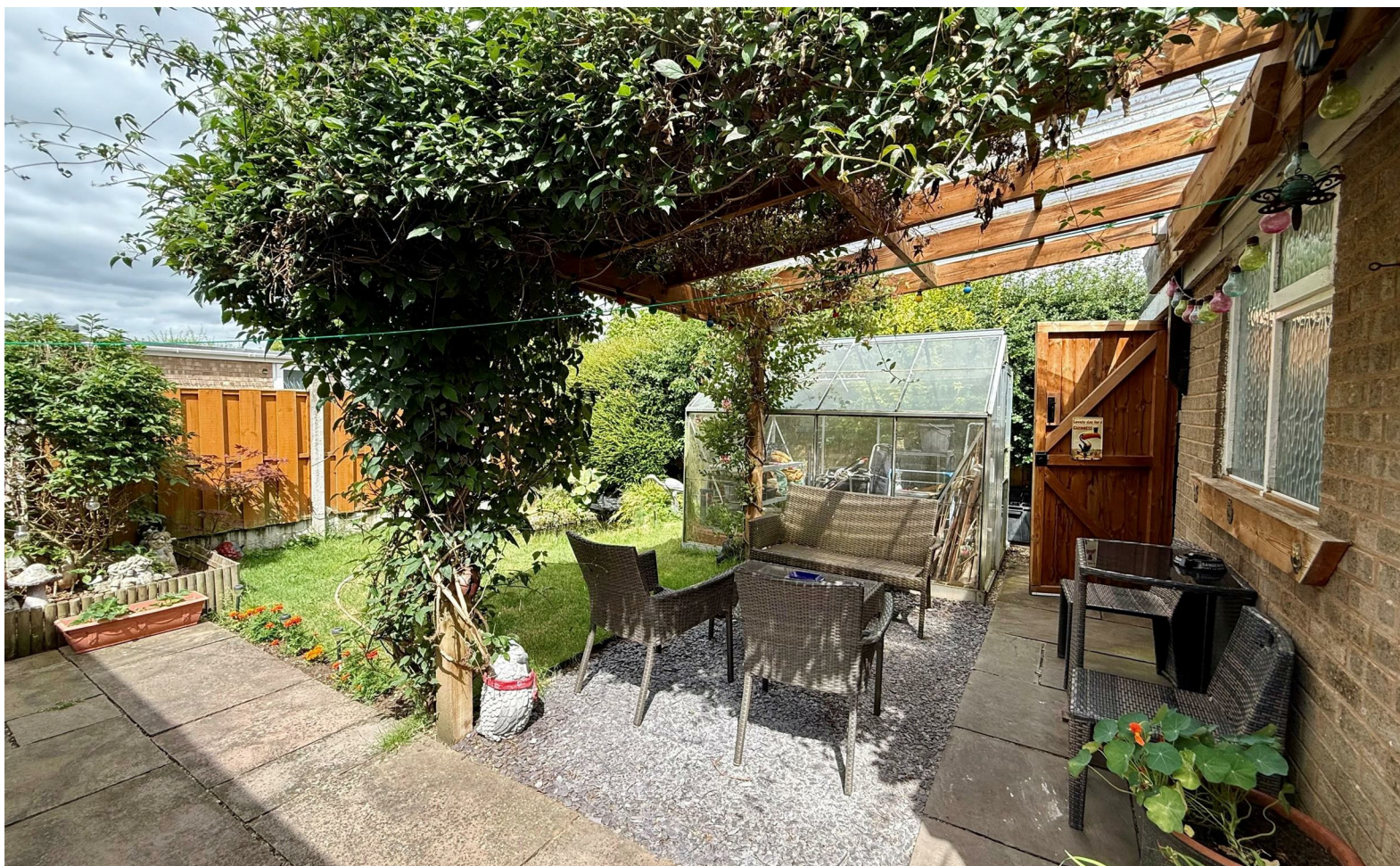
uPVC window to rear, fitted wall and base units with counter top, stainless steel sink and drainer board with mixer tap, built in oven and hob, space and plumbing for appliances, double panelled radiator, cupboard housing gas combination boiler

### Bedroom 1

13'11" x 10'6" (4.24m x 3.20m)

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





### **Bedroom 2**

10' x 9'11 (3.05m x 3.02m)

uPVC window to front, single panelled radiator, carpets, power points

### **Bathroom/Shower Room**

Wet room style comprising: walk in electric shower, pedestal wash hand basin, low level w.c., tiled walls, vinyl flooring, double panelled radiator

### **To the outside**

Low maintenance front garden with driveway providing ample off-street parking, side gate leading to an enclosed lawn and patio garden with mature trees and shrubbery and timber fenced boundary. Garage/Studio with door to side, power and lighting and double doors to front.

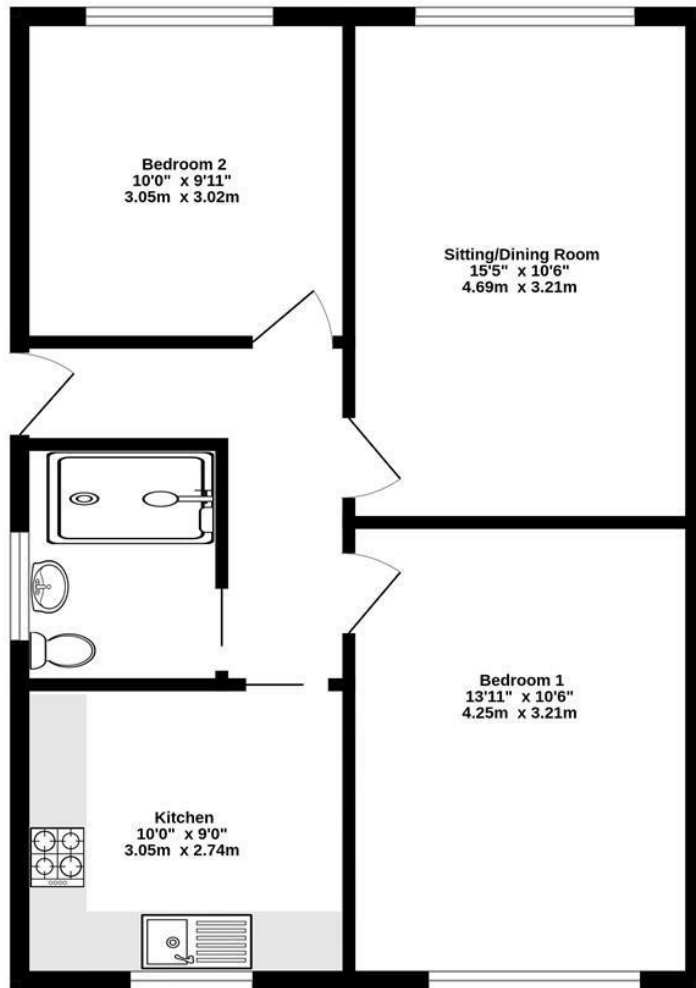
### **Agents Note:**

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



## FLOOR PLAN

Ground Floor  
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (56.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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