



**The Orchard, Bishopthorpe, York, North Yorkshire, YO23 2RX**

• No Onward Chain • Detached family home in a highly desirable location • Living room with a large window and double doors out to the garden • Formal dining room. Kitchen with appliances and storage • Separate utility room and w/c • Four bedrooms, three with built in storage and one with an en-suite • Family bathroom • Detached single garage and off street parking • Solar panels • EPC = D

## Guide Price £475,000

If you like the idea of living in village but still require quick access to the centre of York, then look no further as this four bedroom family home could be perfect for you. The property is located in Bishopthorpe, which is one of York's most sought after areas, not only because it has a range of amenities but it is also perfectly placed for quick access the A64 and connecting main roads. The property is ready to be cosmetically updated but provides the perfect canvas for anyone that is looking to create their forever family home. The property has been fitted with a number of solar panels and is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will see stairs rising to the first floor with rooms to either side of the hallway. The living room is the first on the right hand and has space at its centre for a gas fire. There is a large window to the front of the room, whilst a set of double doors can be found at the rear that open to the garden. To other side of the hall you find the formal dining room which can be closed off by timber double doors. This could be incorporated into the kitchen to make an open plan kitchen/diner by removing the wall that separates the two.

The kitchen itself has an L shaped worktop that incorporates a sink with drainer and a four ring electric hob. There are multiple storage cupboards, an oven and a dishwasher. There is space to one side for a breakfast table with chairs. Beyond is a utility room that has been fitted with a worktop that incorporates a stainless steel sink with drainer and has space below for white goods. A single door provides access to the rear garden. A cloakroom with a w/c and hand basin completes this floor.

To the first floor there are four bedrooms, three of which are double and have fitted wardrobes, the master also benefits from an en-suite comprising corner shower, hand basin and w/c. There is a family bathroom that comprises of a bath with hand held shower attachment, separate shower, hand basin and w/c. The loft has been fitted with a ladder for easy access.

Externally there is a detached single garage and a drive that provides additional off street parking. The garden is enclosed by a timber fence, so if you have young children or pets then this will surely appeal. There majority of the garden is laid to lawn with borders or mature shrubs and flowers.





**A LOVELY FAMILY HOME WITH NO ONWARD CHAIN**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

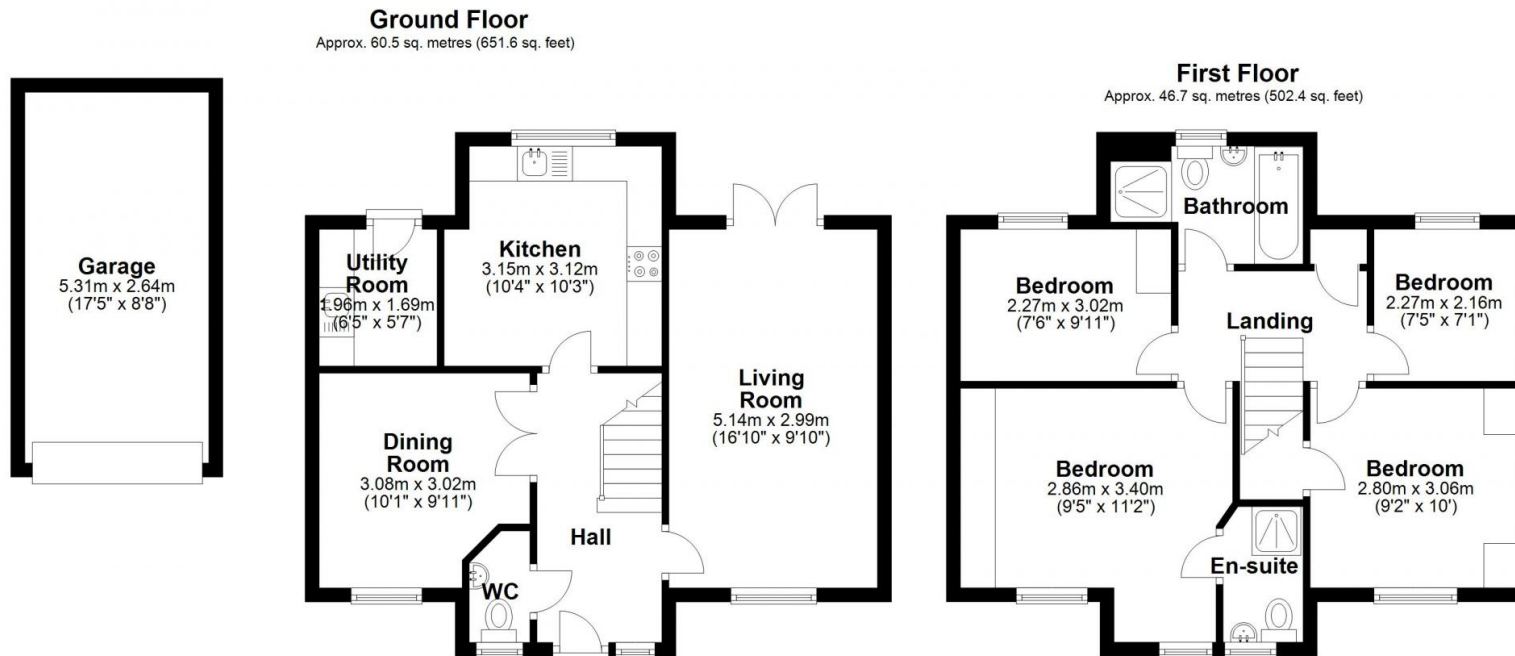
Local Authority York City Council

Services All mains services



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Total area: approx. 107.2 sq. metres (1154.0 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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