



WISHART
ESTATE AGENTS

42 Beech Avenue
Bishopthorpe
York
YO23 2RL

Offers over £270,000

- Semi-detached bungalow
- 3 excellent size bedrooms
- 2 reception rooms
- Kitchen with breakfast bar
- House bathroom
- South-facing rear garden
- Fulford School catchment
- Detached single garage



Deceptively spacious and set on a wonderful plot at the bottom of a popular group of bungalows in Bishopthorpe, is this well-appointed semi-detached property. Benefitting from two reception rooms, a nicely proportioned kitchen, house bathroom and three good sized bedrooms, this property also comes with a south facing rear garden, single garage, solar panels* and double glazing throughout.

Set back beyond the green, a path decorated with mature plants and shrubs leads to an iron gate and the entrance to the property. A seating area finished with artificial turf is nicely separated from the rear garden, and houses the timber shed and recycling bins.

The uPVC door opens to the kitchen. An excellent space, the kitchen is fitted with a range of white base

and wall units with contrasting worktops over. A breakfast bar sits beneath the window overlooking the front elevation. Integrated goods include a stainless-steel sink and drainer, and space is provided for a freestanding electric oven, washing machine and fridge freezer. The gas fired combi boiler is housed neatly on the wall and white décor, wall tiles and a neutral floor covering finishes the look of the room, creating a bright and airy space.

A door leads to the sitting room, which is situated to the front of the property overlooking the green. This cosy yet well-proportioned room has plenty of space for items of freestanding furniture, with a decorative feature fireplace and timber mantel sitting central to the chimney breast. Finished with oak effect laminate flooring and neutral décor.

A small corridor nicely separates the living space in the property, and leads to the house bathroom. A cupboard provides excellent storage options for linen, towels and the vacuum cleaner.

The house bathroom is a white three-piece suite and briefly comprises; low level WC, hand wash basin with mixer tap set above a white vanity unit, a bath with shower over and glass shower screen. A frosted window with cill provides privacy, ventilation and light. White wall tiles and a comfy linoleum floor covering complete the room.

The dining room sits to the rear of the property, with double doors leading directly on to the patio and the garden. Natural light floods the room. The dining room can easily accommodate a formal dining arrangement, with further space still for other items

of freestanding furniture where desired. Finished in oak effect laminate flooring and neutral décor.

Bedroom 1 is an excellent sized double room with a uPVC door providing handy access directly to the patio and overlooking the garden, giving the option of really opening the room up and inviting the outside in during the warmer months. Tastefully decorated in pale tones, with a feature "Sulking Room Pink" wall, and finished with warm oak effect laminate flooring.

Bedroom 2 is a further double room overlooking the rear garden. Currently used as a child's bedroom, bedroom 2 can easily accommodate a full-size double bed and other items of freestanding furniture. Finished with neutral décor and sage coloured carpet.

Bedroom 3 is the smaller of the three bedrooms, but is still generous in size, with an outlook towards the front of the property. Again, currently set up as a child's bedroom, this room is highly versatile, and could also become a guest room, playroom or home office. Neutrally decorated with the same sage coloured carpet as found in bedroom 2.

Externally the appointment of this property really shines, with an easily maintained frontage and side area, which leads to an unexpected south-facing rear garden, which is mostly laid to lawn. Cleverly designed areas are ideally set up for a busy family life, with a more relaxing paved area just off the formal dining room, perfectly placed to soak up the sun and to entertain in the summer months, alongside a decked BBQ area to the rear.

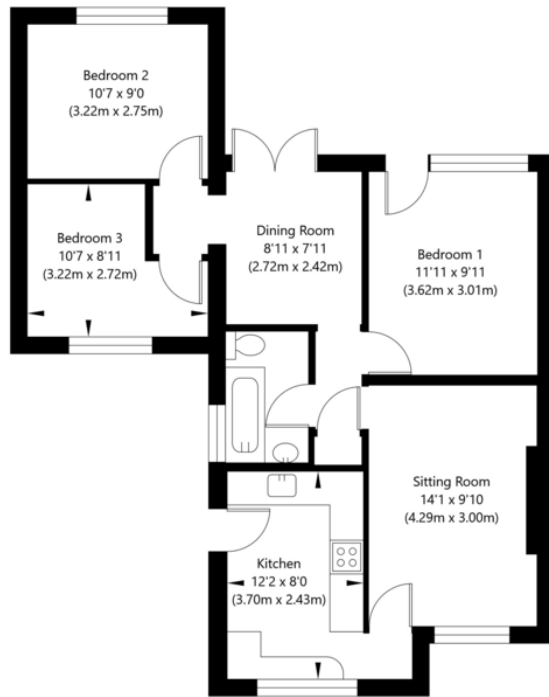
On street parking can be found at the top of the green to the front of the property, and a single garage belonging to the property is located only a very short distance away.

*Solar panels – the property comes with a set of solar panels fitted to the south facing part of the roof. The panels are owned by a company called A Shade Greener <https://www.ashadegreener.co.uk/> and the duration of the contract with A Shade Greener is set to run for a further 14 years and will pass to the new owner of the property upon completion. There are no monthly or annual fees to pay for the solar panels. The property will automatically use the free generated electricity first, and any excess will flow back to the National Grid automatically. If more electricity is required than the solar system is generating, then this will be taken





from the National Grid and charged back at the rate payable by your supplier.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 719 SQ FT / 66.76 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 719 SQ FT / 66.76 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

