



WISHART
ESTATE AGENTS

46 Beech Avenue
Bishopthorpe
York
YO23 2RJ

£200,000 offers over

- Semi-Detached Bungalow
- Lounge and Kitchen
- Two Bedrooms
- House Bathroom

- Generous Rear Garden
- Single Detached Garage
- Fulford Catchment Area
- Potential to Extend



Situated overlooking the green, this bungalow has a paved area to the front to allow for off street parking. The front garden is mostly laid to lawn also has a low maintenance gravelled area.

The main entrance door is situated to the side of the property and leads directly into the kitchen. A large window to the front elevation floods the room with natural light. The breakfast kitchen which could be transformed with renovation is generous enough to accommodate table and chairs.



The lounge, is also situated to the front of the property, overlooking the green. The main focal point of this room alongside the view, is a gas fire on the chimney breast, set within a timber surround.

A central hallway gives access to rest of the bungalow and offers a storage cupboard, which is shelved for linen storage and provides additional utility space. The consumer unit is also housed here. Access to the loft can be gained via a hatch to the ceiling, the



gas fired, central heating boiler is located here.

The house bathroom is fitted with a white three-piece suite with shower over the bath and cream tiles to the walls. A frosted window allows for light and ventilation.

The master bedroom is generous in size and has a large window overlooking the rear garden. Fitted wardrobes run along one wall. This room is generous enough to accommodate a large bed and other

free standing bedroom furniture.

Bedroom two, is another double room. Having a door leading to the rear garden makes it a versatile space and could easily lend itself to becoming a second reception room.

Externally, the rear garden is mostly laid to lawn, with a row of mature ever green trees at the bottom. There is a patio seating area, a greenhouse and a garage, which has a pedestrian door.

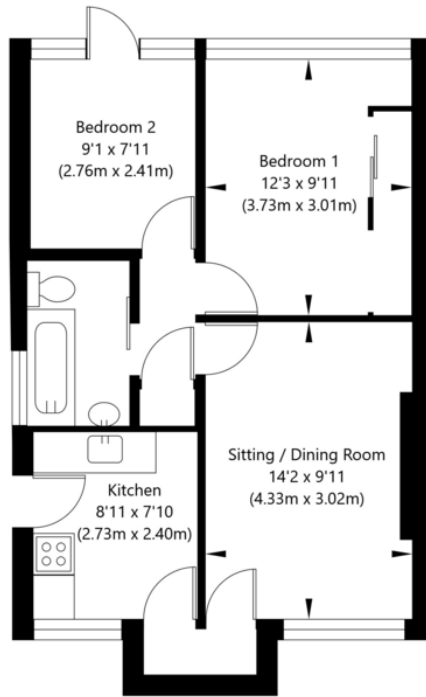
Property Council Tax:

<https://www.tax.service.gov.uk/check-council-tax-band/property/299435108>

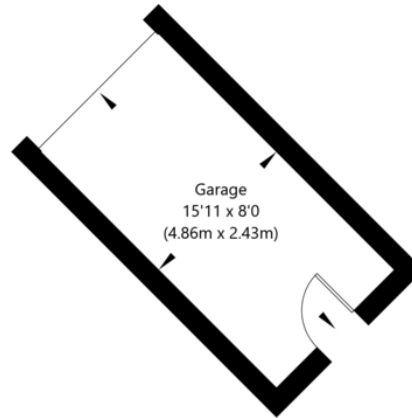
Property EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2701-2390-2727-1225>

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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 503 SQ FT / 46.7 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 503 SQ FT / 46.7 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

B

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Entering Bishopthorpe from Sim Balk Lane, continue straight ahead towards the Main Street. At the junction opposite the library turn right onto Appleton Road, passing the Primary School on your right. Take your first left hand turn onto Maple Avenue and first right onto Beech Avenue. You will find 46 Beech Avenue on the right at the top of the green, it is easily identified by a Wishart Estate Agents "For Sale" flag.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

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