



132 Acaster Lane, Bishopthorpe, York, YO23 2TD

Reduced To £350,000



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C



For Sale

With views across open fields in such a sought after village, this family home is bound to be popular especially when you throw in the added bonus of no onward chain. Set back behind the privacy of mature hedging are gardens to enjoy to the front and rear. There's also plenty of space to park (including the garage!). Inside is a great sized lounge which flows through to the dining room, the conservatory and kitchen with white goods to be included in the sale. Call today to book your viewing.
EPC rating C

Entrance

Part glazed UPVC entrance door.

Hallway

UPVC window. Radiator. Stairs to first floor.

Lounge

12'4 max x 13'7 max

UPVC window. Radiator. Under-stairs cupboard. Electric fire.

Kitchen

7'1 x 9'5

Fitted with a range of wall and base units complemented by coordinating work tops. Inset sink and drainer unit. Built-in oven. Hob with extractor hood over. Fridge freezer. Washing machine. Cupboard housing boiler. Part glazed UPVC door to rear garden. UPVC window.

Dining Room

8'2 max x 9'5 max

UPVC French doors into conservatory. Radiator.

Conservatory

8'4 max x 7'8 max

Door to rear garden.

First Floor Landing

UPVC window. Access to loft. Cupboard.

Main Bedroom

9'6 max x 12'8

UPVC window. Radiator.

Bedroom 2

9'5 max x 10'4 max

UPVC window. Radiator.

Bedroom 3

6'9 max x 8'5 max

UPVC window. Radiator.

Bathroom

5'9 x 5'6

Fitted with bath with shower over, wash hand basin and toilet. UPVC opaque window. Radiator.

Outside

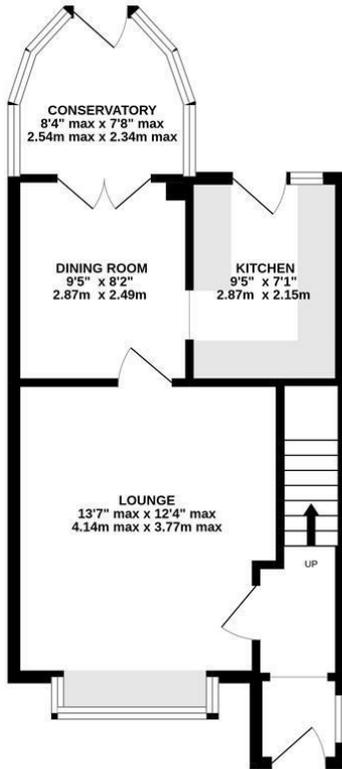
To the front of the property is an established hedge, lawned area and driveway providing off street parking.

To the rear of the property is an enclosed walled garden with decked area and lawn.

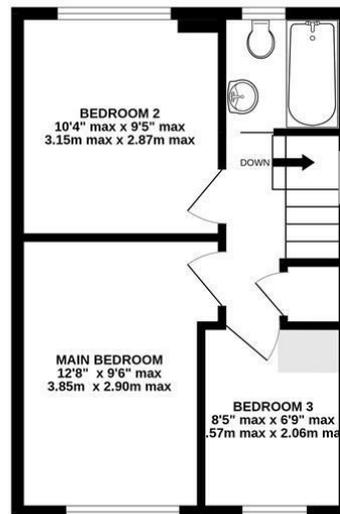
Detached Garage

With power and light.

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		69	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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