



82 Keble Park North, Bishopthorpe, York, YO23 2SX

£310,000



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For Sale

Quantum are pleased to offer this attractive three bed property, refurbished over the last 6 years to offer the light and spacious open-plan living desired by so many. It's corner plot positioning allows for a good sized garden, as well as a garage and off street parking. Beautifully presented throughout and located a stone's throw from the cycle path within a sought after village; this will be a popular choice.

Entrance

UPVC entrance door with side light panel.

Lobby

Stairs to first floor. Radiator.

Lounge

10'5 x 13'8

UPVC window. Radiator.

Dining Kitchen

23'7 x 9'4

Kitchen - Fitted with a range of wall and base units complemented by coordinating worktops. Double oven. Hob with extractor over. Integrated fridge freezer and dishwasher. UPVC window. Plumbing for washing machine.

Dining area - Double UPVC doors. Three UPVC windows. Radiator.

Cloakroom

Fitted with toilet and wash hand basin.

First Floor Landing

Bedroom 1

13'7 x 9'8

UPVC window. Radiator.

Bedroom 2

8'3 x 9'4

Two UPVC windows. Radiator.

Bedroom 3

7'6 x 10'1

UPVC window. Radiator.

Bathroom

5'9 x 5'6

Fitted with a three piece suite comprising bath with shower over, wash hand basin and toilet. UPVC opaque window. Radiator.

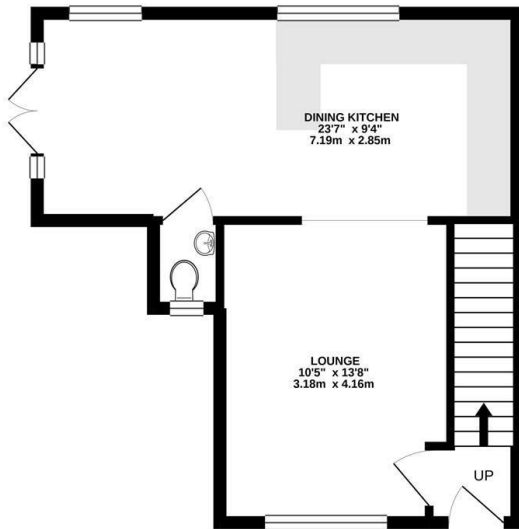
Outside

To the front of the property is a driveway leading to the single garage.

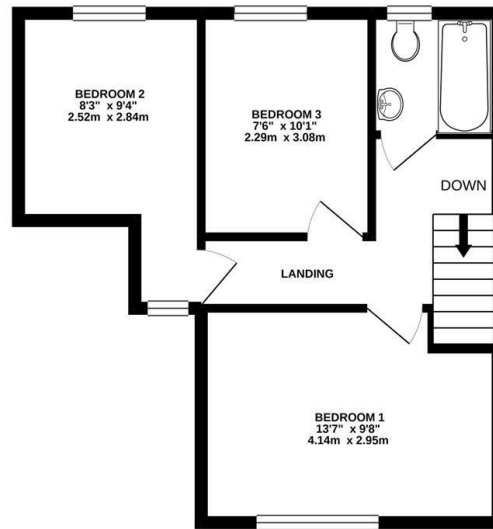
To the side of the property is an enclosed garden mainly laid to lawn with patio area and rockery feature.

Garage

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (74.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(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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