



## Keble Park South, Bishopthorpe, York, YO23 2SU

- Countryside Views
- Home Office
- Impressive Corner Plot Garden
- Open-Plan Living
- Extensive Driveway & Garage
- No Onward Chain
- Three Well-Proportioned Bedrooms
- Council Tax Band C

**£425,000**



# Keble Park South, Bishopthorpe, York, YO23 2SU

## DESCRIPTION

Offered with no onward chain, this updated three-bedroom semi-detached home sits on a generous corner plot in the highly sought-after village of Bishopthorpe. The property has been modernised throughout and provides move-in-ready accommodation with scope to extend, subject to planning.

Bishopthorpe lies just two miles south of York and is well known for its strong community, well-regarded primary school, independent shops and pubs, and easy access to York Racecourse and the A64.

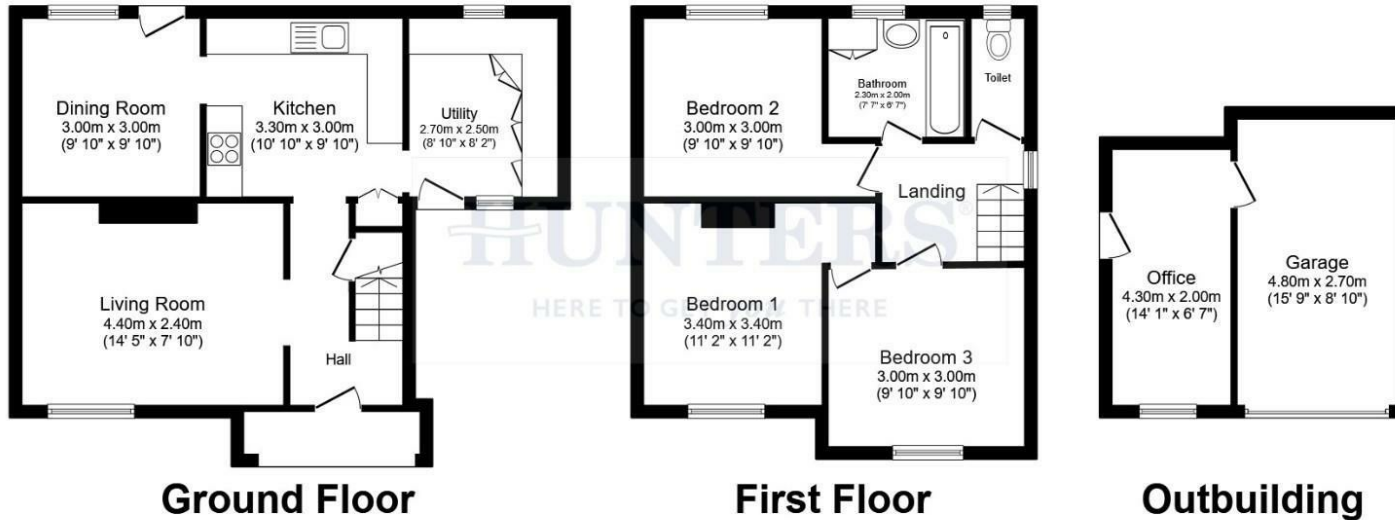
Inside, the property is bright and practical. The living room overlooks the quiet cul-de-sac, while the modern kitchen with integrated appliances opens into a large utility and dining area, creating a sociable space suited to everyday family life. Upstairs are three well-proportioned bedrooms, a contemporary family bathroom and a separate W.C., with access to a boarded loft.

The rear garden has been fully upgraded, is enclosed for privacy and includes a private gate linking directly to the cycle path into York. A converted brick-built workshop provides a versatile home office or studio, ideal for remote working or hobbies. Externally, the property also offers a generous double driveway and the original brick garage.

With its modern finish, flexible layout, sizeable plot and potential to extend, this is a strong opportunity to secure a well-located home in one of York's most desirable villages.







Total floor area 117.7 sq.m. (1,267 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### Viewings

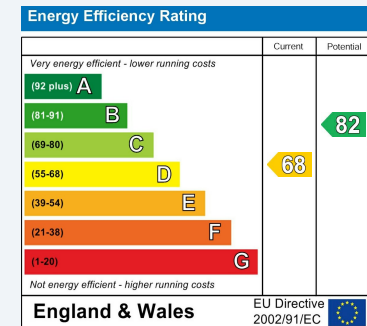
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.