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HERE TO GET *you* THERE

 5  3  2  B

# Bishopdale Way, Fulford, York

£725,000

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

A substantial and well-designed five-bedroom detached family home on Bishopdale Way in Fulford, positioned right at the end of a quiet cul-de-sac overlooking an attractive green. Offering over 2,000 sq.ft. of versatile living space, this is a rare opportunity to secure a home with both scale and privacy in one of York's most desirable residential areas.

The ground floor includes a generous living room, a spacious hallway, W.C., utility room and an impressive open-plan kitchen/diner with dual patio doors opening directly onto the rear garden, creating a bright, sociable space ideal for modern family living and entertaining. Upstairs, the property provides five well-proportioned bedrooms, including two en-suite bedrooms, along with a stylish family bathroom.

Externally, the home benefits from a double driveway, a double garage and a private rear garden with patio and lawned areas.

Fulford is renowned for its excellent schooling, strong community feel and superb access to the city centre. Bishopdale Way is ideally placed for Fulford School, the University of York, the A19, the A64, and riverside walks along the Ouse, with local shops, cafés and parks all close by.

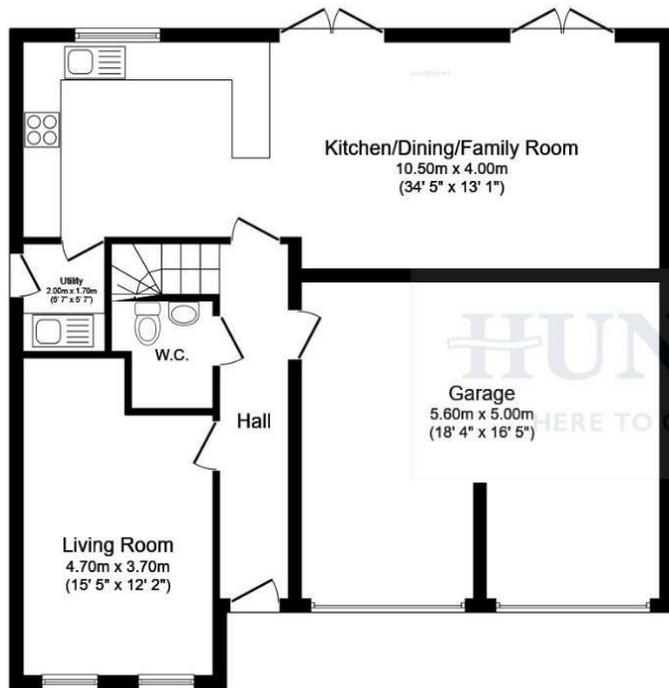
## KEY FEATURES

- Five-Bedroom Detached Home In Desirable Fulford
- Quiet Cul-De-Sac Position Overlooking Green Space
- Open-Plan Kitchen/Diner With Dual Patio Doors
- Two En-Suite Bedrooms Plus Family Bathroom
- Double Driveway, Double Garage And Private Garden

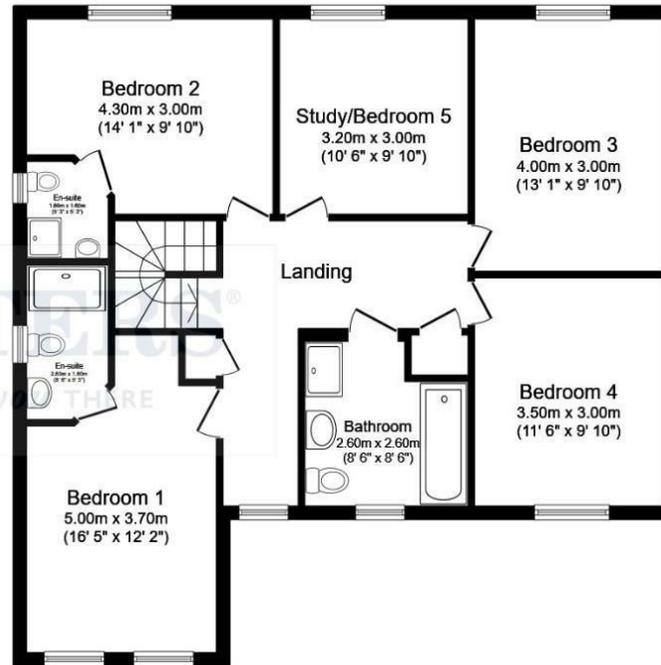








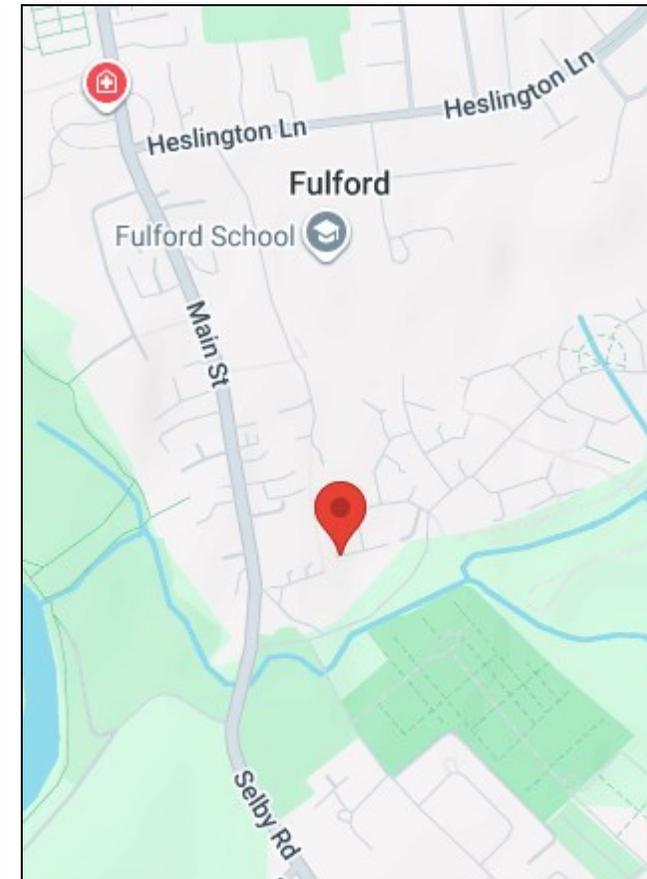
**Ground Floor**



**First Floor**

Total floor area 188.5 sq.m. (2,029 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 propertybox.io



Energy Efficiency Rating	
Current	Potential
85	91

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

EU Directive 2002/91/EC

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