

Bishopdale Way, York YO19 4AE

Offers Over £289,500

**Stephensons**  
estate agents & chartered surveyors



Tucked away within a quiet cul-de-sac, this well-presented home offers a lovely blend of comfort, practicality and outdoor space, ideal for modern family life.

Tenure: Freehold  
 Broadband Coverage: Up to 1000\* Mbps download speed  
 EPC Rating: B - 84  
 Council Tax: B - City of York  
 Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



#### Partners:

J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)  
 E G Newby MRICS  
 T Brooks MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

#### Associate Partners:

N Lawrence  
 I Jarvis MNAEA

The ground floor feels welcoming from the moment you step inside. The sitting room provides a cosy yet spacious setting for evenings together, with plenty of natural light and room to relax. To the rear, the kitchen/dining room naturally becomes the heart of the home – a space for family meals, homework at the table and entertaining friends – with doors opening directly out to the garden, making everyday living easy and connected.

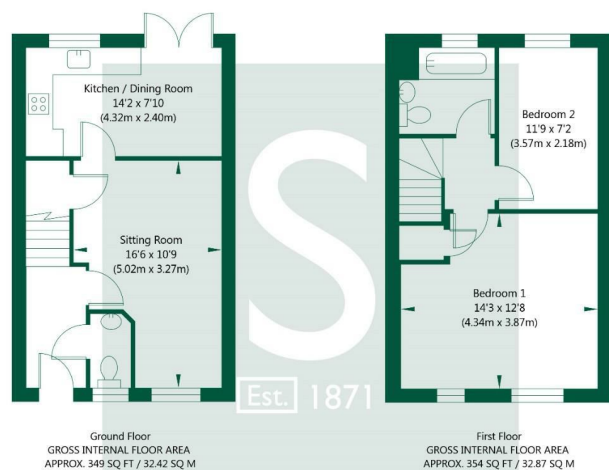
Upstairs are two comfortable bedrooms along with a modern house bathroom, all presented in very good condition. The overall feel of the home is one of care and maintenance, allowing a new owner to move straight in without needing to tackle immediate works.

Externally, the property benefits from a larger-than-average rear garden, offering excellent outdoor space compared to many similar homes. There is ample room for children to play, summer gatherings or simply enjoying a bit of breathing space. The home also benefits from electric vehicle charging, adding a practical and future-conscious feature.

Bishopdale Way sits within a convenient part of Fulford, with easy access to local amenities, shops and regular bus routes into York city centre. The property falls within the catchment area for the highly regarded Fulford School, one of York's most sought-after secondary schools, which continues to be a key draw for families. The A64 and outer ring road are also close at hand for commuters.

A smartly maintained terrace home offering generous garden space, everyday convenience and access to excellent schooling.

Bishopdale Way, York, YO19 4AE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 703 SQ FT / 65.29 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2026