



**WESLEY PLACE, 45 MAIN STREET, BISHOPTHORPE**  
**OFFERS OVER £800,000**

**Carter Jonas**



## WESLEY PLACE, BISHOPTHORPE, YO23 2RA

Wesley Place was built in 1833 as a Wesleyan Methodist Chapel and in 1899 it became two residential cottages before it was converted into a single dwelling around 1990. The current owners have significantly extended the property creating a well-balanced and versatile house in a central although tucked away village location.

The property offers a range of reception rooms which all benefit from an abundance of natural light. Particular highlights include the open plan kitchen/dining room which extends into a very practical garden room and also the sitting room with triple aspect windows and French doors leading onto the pretty patio. There are 5 bedrooms in total which include one on the ground floor with an adjacent shower room, the principal bedroom has an en suite shower room in addition to the house bathroom.

Externally there is garden both front and rear which in 2015 was redesigned and planted by Suzi Irwin, garden designer who has created a garden which is impressive in all seasons. The large patio is also accessed from the kitchen/dining area and is perfect for al fresco dining. Parking is provided in the spacious double garage.

The property is situated in the very popular village of Bishopthorpe, which has excellent routes into the centre of York and to the A64. This makes it ideal for people commuting into the centre of York or to Leeds. The village has plenty of local amenities, popular infant and junior schools as well as sitting in the catchment for Fulford and Tadcaster Grammar secondary schools.

**TENURE** FREEHOLD

**EPC BAND** D

**A SIGNIFICANTLY EXTENDED DETACHED HOUSE IN THE HEART OF THIS POPULAR VILLAGE BENEFITTING FROM A PRIVATE GARDEN AND A DOUBLE GARAGE.**













Approximate Area = 186.7 sq m / 2010 sq ft  
 Garage = 32.8 sq m / 353 sq ft  
 Total = 219.5 sq m / 2363 sq ft  
 Including Limited Use Area (1.4 sq m / 15 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Classification L2 - Business Data