



10 Bismarck Street  
Leeman Road, York  
YO26 4XY



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4XY**

**£210,000**

Quantum are pleased to bring to market this two bedroomed mid terrace property on Bismarck Street, Leeman Road, which is within walking distance of the station, York City Centre, local schools and the Homestead Park.

Sure to be popular with both first time buyers, small families and investors alike, there is also scope to improve the home and add your own style. The accommodation in brief offers; Entrance hallway, spacious open plan lounge/diner, kitchen with appliances and ground floor bathroom. To the first floor there are two decent sized bedrooms. The rear courtyard has access to the alleyway, providing access for bikes.

Offered with no forward chain, call Quantum to arrange a viewing - 01904 631631.

EPC Rating D  
Council Tax Band B

**Entrance Hallway**  
UPVC door. Radiator. Door into the lounge.

**Open plan Lounge/Diner**  
24'2 x 12'5 (7.37m x 3.78m)  
Two UPVC windows. Two Radiators, Feature fire place with surround and hearth (capped off gas fire). Understairs storage cupboard. Opening through to the kitchen, Stairs to the first floor.

**Kitchen**  
10'3 x 5'9 (3.12m x 1.75m)  
Fitted with wall and base units and coordinating worktops. Sink and half bowl with drainer unit. Built in double oven. Electric hob with extractor hood over. Freestanding fridge and freezer, Space and plumbing for washing machine. Door to rear lobby. Two UPVC windows.







#### Rear Lobby

Radiator. Door to bathroom. UPVC door to the rear yard.

#### Bathroom

Fitted with a three piece suite comprising; Bath with electric shower over, wash hand basin and toilet. Towel heater. Radiator, Opaque UPVC window.

#### Stairs to first floor

Loft hatch. Doors to bedrooms

#### Bedroom One

13'2 x 11'9 (4.01m x 3.58m)

UPVC window. Radiator, Storage cupboard.

#### Bedroom Two

12'5 x 10'0 (3.78m x 3.05m)

UPVC window. Radiator, Storage cupboard. Cupboard housing Worcester boiler

#### Yard

Walled rear courtyard with wooden gate to the alleyway.

#### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.



Council Tax Band of the property is B.  
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

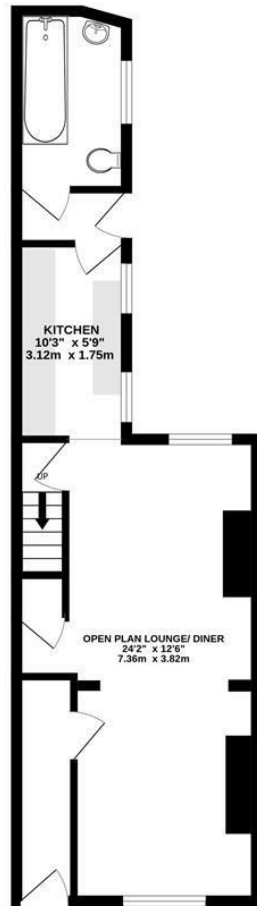
#### Additional Information

Gas cert in place until Dec 2025

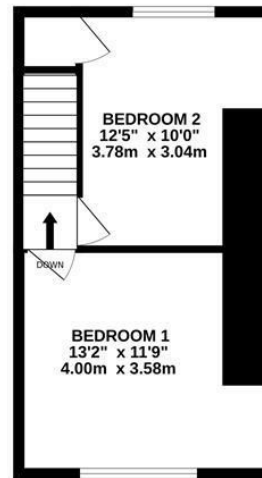
EICR in place until June 2026

All documents can be provided on request.

GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

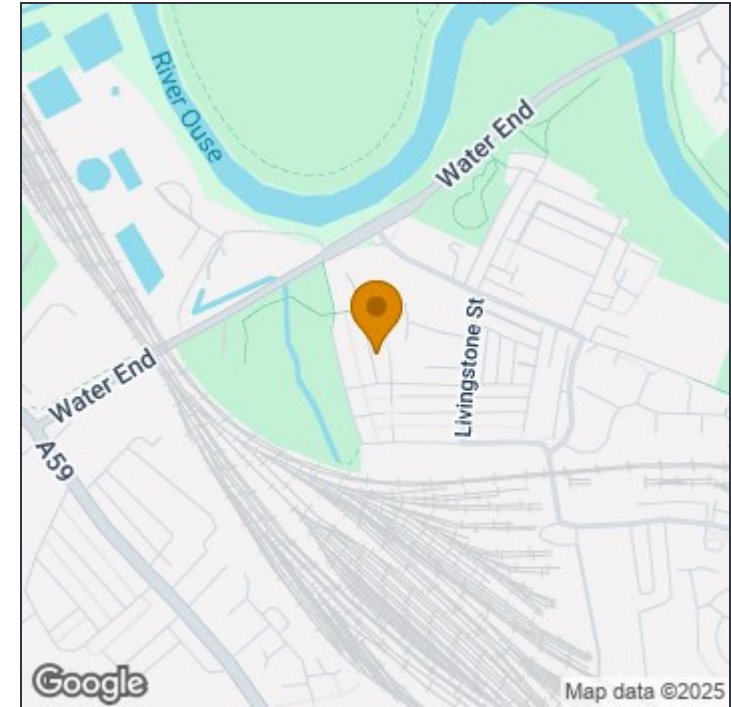


1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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