



55 Bishopthorpe Road  
York, YO23 1NX  
**£895,000**

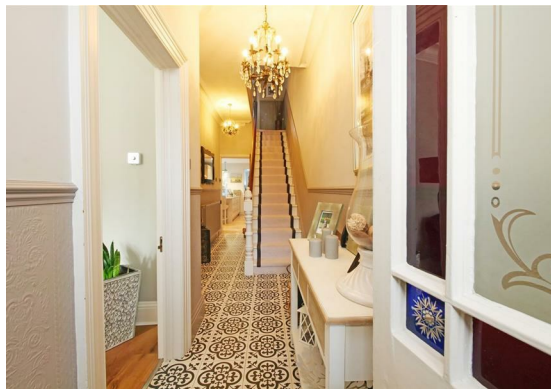
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**UNEXPECTEDLY BACK ON THE MARKET. A THREE STOREY 4 BEDROOM PERIOD HOUSE WITH STUNNING GARDEN SET IN ONE OF YORK'S MOST SOUGHT AFTER LOCATIONS CLOSE TO THE BISHOPTHORPE ROAD SHOPPING PARADE AND WITHIN A SHORT WALK INTO THE CITY CENTRE.** The property has been extended and refurbished to a high standard by the present owners to provide a bespoke property with high quality internal fittings yet retaining many charming period features and new double glazed sash windows to the front. The property comprises entrance vestibule and large hallway, lounge with period fireplace and bay window, separate sitting room opening through to a large open plan dining kitchen with contemporary fitted units with integrated appliances, utility room and cloaks/w.c., first floor landing, 2 large bedrooms, family bathroom with quality suite and shower, second floor landing, 2 further bedrooms and shower room/w.c. To the outside is a walled rear courtyard. An internal viewing is strongly recommended to appreciate the size and quality of accommodation on offer.



### Location

The property is set in York's most sought after central residential area being close to the popular 'Bishy Road' shopping parade (dubbed the Notting Hill of the North) with high quality independent shops, restaurants, cafes and bars. Only a short walk in to the city centre and also walking distance from the railway station make this location perfect for commuters. The property is just a stroll away from Rowntree park and a 15 minute walk to York racecourse. The area has a strong local community and is popular with professional buyers.



### Entrance Vestibule

Entrance door. Panelled door with stained and cut glass. Cornicing.



### Hallway

Large hallway with spindled staircase leading to the first floor and cornicing.

### Lounge

16 x 13'10 (4.88m x 4.22m)

Bay window to front with original panelling, cornicing, recessed fireplace





### **Sitting Room**

14 x 12'3 (4.27m x 3.73m)

Cornicing, period fireplace

### **Dining Kitchen**

17'8 x 16'6 (5.38m x 5.03m)

Stunning open plan room with high quality fitted units and integrated appliances, Neff appliances, Bora induction hob and Quooker boiling hot water tap, Quartz worktop, dining area with bifold doors to garden.

### **Utility Room**

9 x 5'6 (2.74m x 1.68m)

Fitted cupboards. Full size Neff fridge and freezer.

### **Cloaks/w.c**

Wash hand basin, low level w.c.

### **First Floor Landing**

Spindled staircase to second floor.

### **Bedroom 1**

18'3 x 13'10 (5.56m x 4.22m)

Fabulous large master bedroom with 2 windows to front and period fireplace. Cornicing.

### **Bedroom 2**

14' x 12'5 (4.27m x 3.78m)

Window to rear, period fireplace. Cornicing.

### **Bathroom**

12'4 x 9'10 (3.76m x 3.00m)

High quality suite with freestanding roll top bath, large walk in shower, vanity unit housing basin, w.c. Bayswater appliances and granite worktop.

### **Second Floor Landing**

### **Bedroom 3**

14'10 x 12'5 (4.52m x 3.78m)

Dormer window to front.

### **Bedroom 4**

12'5 x 8'9 (3.78m x 2.67m)

Window to rear.

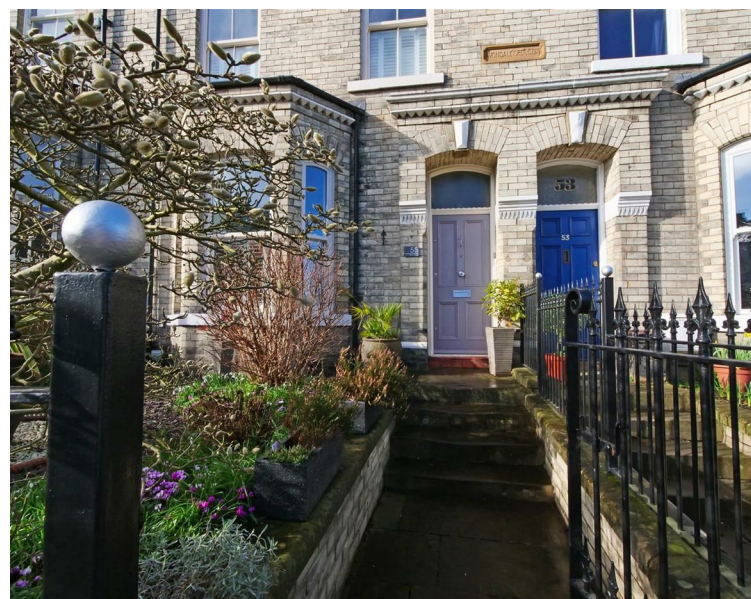
### **Shower Room**

8'6 x 5'7 (2.59m x 1.70m)

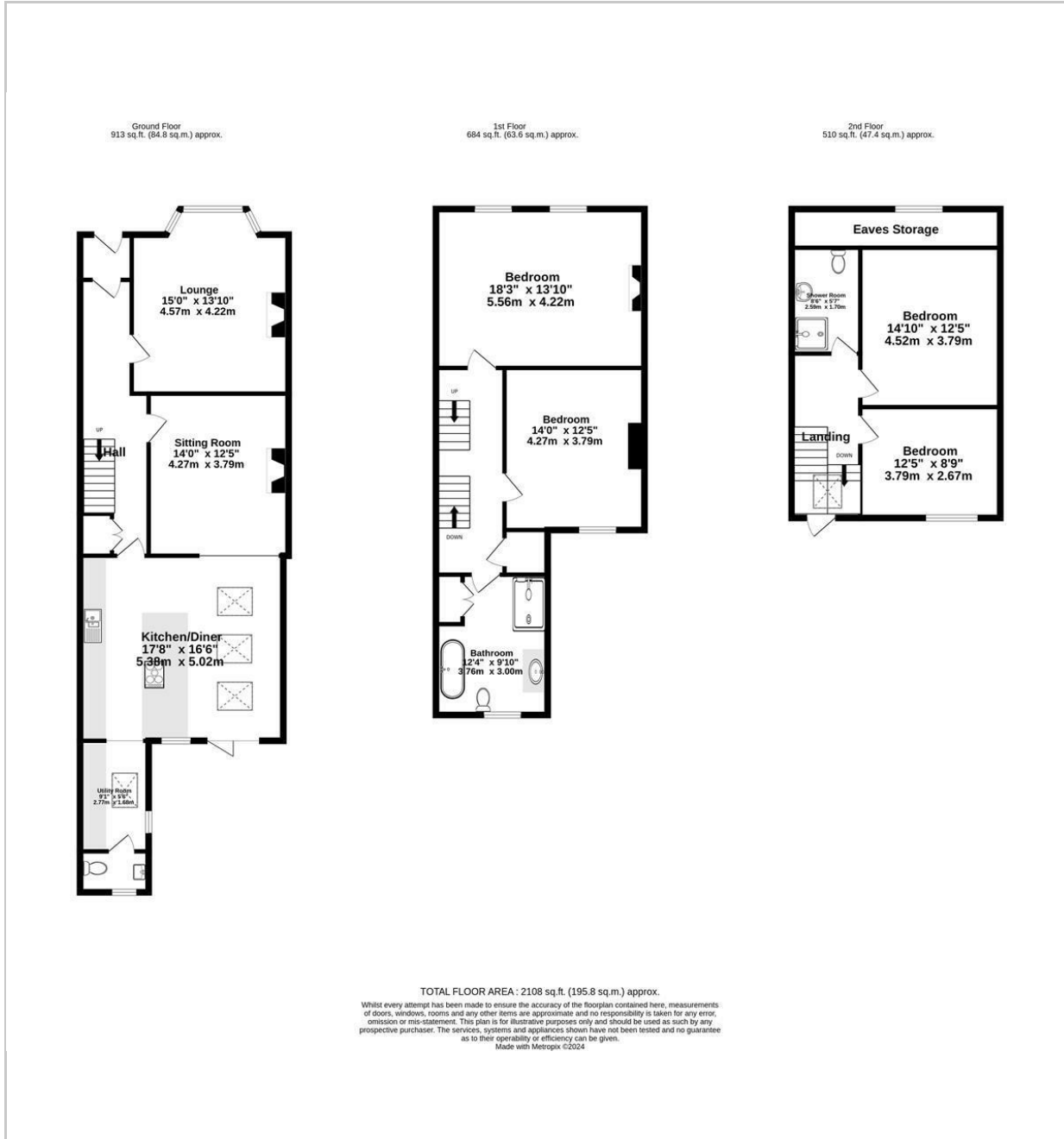
Walk in shower cubicle, wash hand basin, w.c.

### **Outside**

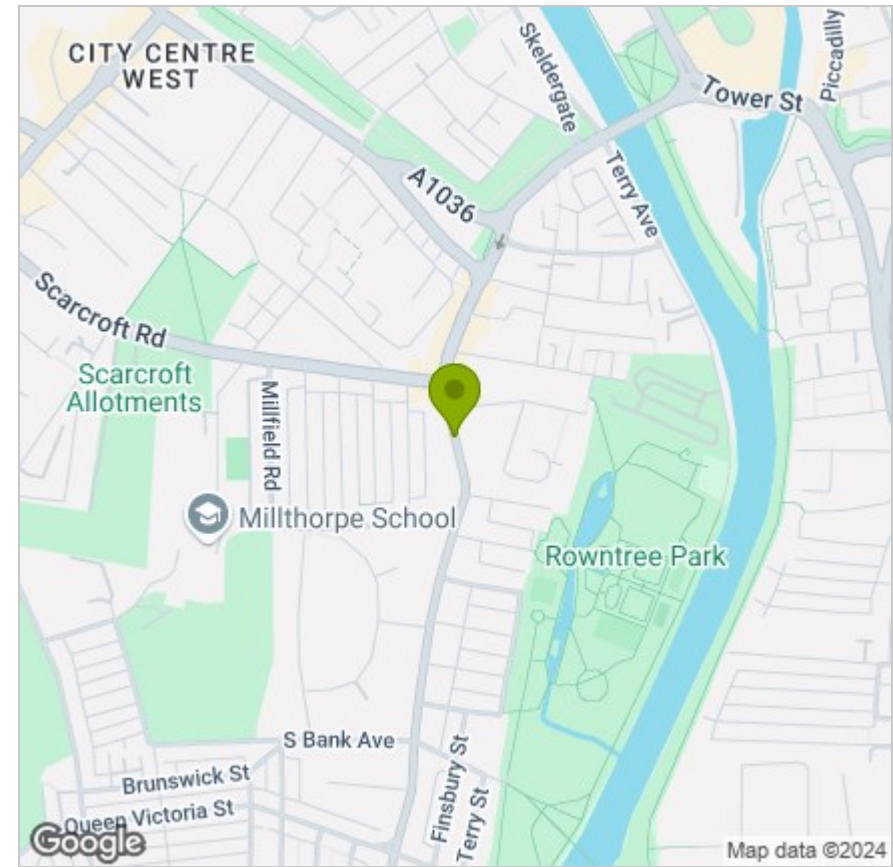
Front forecourt garden with wrought iron railings and gate. Pretty walled rear courtyard with patio area which is a real suntrap for the majority of the day and gate giving access to rear



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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