

We are delighted to present this pretty two bed mid terrace home set just outside the city walls close to the sought after and prestigious Bishopthorpe Road where there is an abundance of restaurants, shops, independent cafes and some excellent local schools. York city centre, the train station and Rowntree park are a short and scenic stroll away.

Situated in a fantastic location, the property is well presented and offers charm and potential, this home is sure to be popular on the open market and an early viewing is recommended. Internally the property comprises; lounge with feature fireplace, breakfast kitchen, inner hallway and bathroom, stairs lead to two double bedrooms whilst outside is a fully enclosed rear courtyard.

Entrance Hallway

Entrance door leading into;

Lounge

Cast iron fireplace, coving to ceiling, uPVC window to front, stripped flooring, built-in cupboard, central heating radiator, pine door to:

Kitchen/Diner

Breakfast kitchen with a range of base units incorporating roll top work surfaces, Belfast sink with mixer tap over. Gas 5 ring range cooker with extractor fan over, tiled recess, built-in original cupboard with drawers underneath, cupbaord housing central heating boiler, central heating radiator, window to rear

Inner Hallway

Tiled flooring, plumbing for automatic washing machine, door to rear courtyard, window to side

Bathroom

Panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, tiled flooring

First Floor Landing

















Cast iron fireplace, stripped flooring, uPVC window to rear, coving to ceiling, pine door

Bedroom 2

Built-in original cupboard, stripped flooring, coving to ceiling, pine door

Outside

There is a small forecourt to the front leading to the entrance door. To the rear is a fully enclosed walled courtyard with brick built outhouse providing useful storage for bicycles and garden equipment





FLOOR PLAN LOCATION York (YRK)* The York Dungeon 2 Queens Bedroom 1 Lounge Skeldergate CITY CENTRE WEST Dalton Terrace Kitchen/Diner Bedroom 2 Scarcroft Rd Bishopthorpe Rd 1st Floor Approx. Floor Millthorpe School Area 257 Sq.Ft. (23.8 Sq.M.) SOUTH BANK Google Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 87 70 (69-80) (55-68) Ground Floor Approx. Floor (39-54) Area 335 Sq.Ft. (31.1 Sq.M.) (21-38) Total Approx. Floor Area 592 Sq.Ft. (55.0 Sq.M.) G Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, Not energy efficient - higher running costs 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 EU Directive as to their operability or efficiency can be given **England & Wales**

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