

# NO FORWARD CHAIN! FABULOUS LOCATION BEHIND BISHOPTHORPE ROAD SHOPPING PARADE!

We as agents are delighted to offer to the market this fabulous, spacious mid terraced home nestled on a quiet street close to the array of deli's, bistros and shops lining Bishopthorpe Road and being only a stones throw into York's bustling city centre. The property has been a well loved bolt hole for the current owners for many years and is offered in decent order but does require some modernisation so giving the discerning buyer an opportunity to put their stamp on a well appointed home. The bright and spacious living accommodation briefly comprises: Entrance hall with large storage, living/dining room, kitchen with fitted units, a handy ground floor WC, a stud wall separates the living room and what is currently a further reception/bedroom. Carpeted stairs lead to the first floor galleried landing, 3 bedrooms, a family bathroom and separate WC. Externally the property boasts a lawned garden to the front and space for a driveway offering off street parking subject to necessary planning permission, to the rear is a low maintenance lawned garden. An early viewing on what always proves to be a popular location is highly recommended.

## **Living Room**

15'0" x 8'8" (4.58m x 2.66m)

#### **Kitchen**

9'3" x 8'9" (2.84m x 2.67m)

# **Utility Room**

6'5" x 3'6" (1.98m x 1.08m)

### **Downstairs WC**

5'1" x 6'5" (1.55m x 1.96m)

## **Bedroom 4/Dining Room**

11'10" x 11'3" (3.61m x 3.44m)

#### **Bedroom 1**

11'3" x 9'3" (3.44m x 2.84m)















**Bedroom 2** 11'3" x 9'1" (3.44m x 2.79m)

**Bedroom 3** 11'3" x 6'6" (3.44m x 1.99m)

Bathroom

Separate WC





## **LOCATION FLOOR PLAN** The York Dungeon (2) CITY CENTRE WEST York Castle Museum Piccadilly **Tower St** 1st Floor 437 sq.ft. (40.6 sq.m.) approx. Ground Floor 493 sq.ft. (45.8 sq.m.) approx. Bedroom 11'3" x 6'6" 3.44m x 1.99m Scarcroft Rd Bedroom 11'3" x 9'2" 3.44m x 2.79m Bedroom 11'3" x 9'4" 3.44m x 2.84m Millfield Rd Bishopthorpe Rd Living Room 15'0" x 8'9" 4 58m x 2 66m Bedroom 11'10" x 11'3" 3.61m x 3.44m illthorpe School Rowntree Park Goodle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx. Whilst every attempt has been made to ensure the ecoustry of the Brooplan contained here, measurement of droots, individuely command that give the same are expressed in the contained may give the same are expressed in the contained may give the same are expressed in the contained may be a same are expressed in the contained may be a supposed to the contained may be a so the contained may be a supposed to the contained may be a so that the contained may b (92 plus) A 74 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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