

3 Smales Street Bishophill York, YO1 6EW £375,000









A LARGE 2 BEDROOM PERIOD MID TERRACE HOUSE IN ONE OF YORK'S MOST FAVOURED LOCATIONS SET WITHIN THE CITY WALLS ONLY A FEW MINUTES WALK FORM CITY CENTRE AMENITIES AND THE RAILWAY STATION. Providing spacious living accommodation with the benefit of gas central heating the property comprises entrance hall, front reception room, further sitting room to rear, good sized fitted kitchen leading to dining area, galleried landing, 2 large bedrooms and large first floor bathroom/w.c. Good sized walled rear courtyard. An internal viewing is recommended.

## Hallway

## **Reception Room**

12'5" x 11'8" (3.81m x 3.58m)
Windows to front, ceiling cornicing, attractive period style cast iron fireplace

# **Living Room**

11'8" x 11'3" (3.58m x 3.44m)
Window to rear, built in dresser and shelving to alcove, period style cast iron fireplace

#### **Kitchen**

14'9" x 7'0" (4.51m x 2.14m)

Good range of modern fitted units comprising base and wall units, laminated work surfaces, built in oven and hob and space for washer and dryer, window to side and door to rear courtyard

### **Dining Room**

7'3" x 7'0" (2.23m x 2.14m) Window to side

#### **Bedroom 1**

15'3" x 12'5" (4.66m x 3.81m) Windows to front, built in cupboard

### **Bedroom 2**

11'3" x 9'0" (3.44m x 2.75m) Window to rear, built in cupboard to alcove















**Bathroom**Large walk in shower, wash hand basin and w.c, window to side

Outside Good sized walled rear courtyard





# **FLOOR PLAN LOCATION** Ground Floor 520 sq.ft. (48.3 sq.m.) approx. 1st Floor 469 sq.ft. (43.5 sq.m.) approx.

Dining Room 7'4" x 7'0" 2.23m x 2.14m

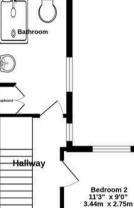
Kitchen 14'10" x 7'0" 0 4.51m x 2.14m

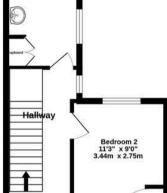
lallway

Porch

Living Room 11'9" x 11'3" 3.58m x 3.44m

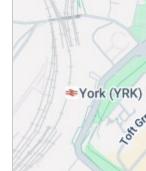
12'6" x 11'9" 3.81m x 3.58m







Bedroom 1 15'4" x 12'6"





JORVIK Viking Centre i

CITY CENTRE

Scarcroft Rd Coogla Map data @2025 **Energy Efficiency Rating** 

Micklegate

Potential Very energy efficient - lower running costs (92 plus) A 86 (69-80) D (55-68) (39-54) (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 

2002/91/EC

**EPC** 

TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx. What every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and lary white term are approximate and to responsibility is taken for any error, 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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Allow with Metropic COCDS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.