



14 South Bank Avenue
York, YO23 1EA

Guide Price £500,000

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A superb four bedroom, three storey period town house with south facing rear courtyard garden set within one of York's most sought after and desirable locations. Close to Millennium bridge, Bishopthorpe Road, popular schools and York's historic city centre. Maintained by the current vendor to a very high standard and ready to move into, this quality home has many benefits including a brand new boiler installed in 2025 and is sure to appeal to a range of buyers. The bright and airy accommodation comprises entrance vestibule, entrance hallway, lounge with bay window, dining room, 15' kitchen with fitted appliances, first floor galleried landing, three first floor double bedrooms (largest 16' wide), bathroom suite, second floor landing with storage and a further bedroom with en-suite WC. To the outside is a traditional front forecourt and shared side alleyway whilst to the rear is a courtyard garden with patio, lawn, brick stores and raised flower borders. An internal viewing is highly recommended.

Entrance Vestibule

Entrance door. Door to;

Entrance Hallway

Stairs to first floor, double panelled radiator, power points. Carpet.

Lounge

13'3 x 10'7 (4.04m x 3.23m)

uPVC bay window to front, fire with surround, double panelled radiator, TV point, power points. Rear oak wood flooring.

Dining Room

12'7 x 10'7 (3.84m x 3.23m)

uPVC window to rear, double panelled radiator, power points. Rear oak wood flooring.

Kitchen

18'6 x 9'3 (5.64m x 2.82m)

uPVC window to side and glazed door to courtyard, fitted wall and base units with oak counter tops, sink and draining board with mixer tap, gas hob and electric oven, fridge freezer, double panelled radiator, power points. Tiled flooring.





First Floor Landing

Stairs to second floor, storage cupboard, power points. Carpet.

Bedroom 1

16'0 x 13'1 (4.88m x 3.99m)
uPVC bay window to front, storage cupboard, fire with surround, double panelled radiator, power points. Carpet.

Bedroom 2

12'9 x 10'6 (3.89m x 3.20m)
uPVC window to rear, storage cupboard, double panelled radiator, power points. Carpet.

Bedroom 3

9'3 x 8'5 (2.82m x 2.57m)
uPVC window to rear, double panelled radiator, power points. Carpet.

Bathroom

uPVC opaque window to side, panelled bath with shower and shower screen, low level WC, wash hand basin, double panelled radiator, tiled walls. Tiled flooring.

Second Floor Landing

Walk-in storage cupboard, eaves storage. Carpet. Door to:

Bedroom 4

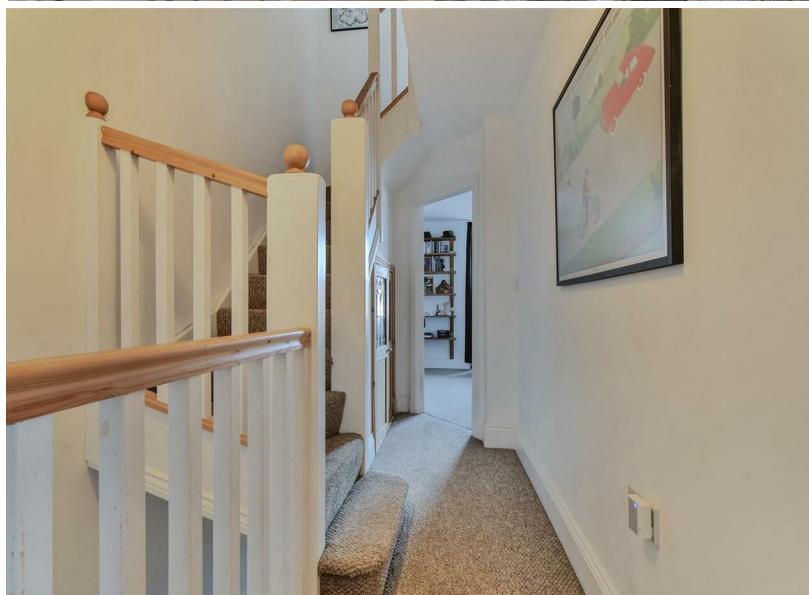
17'10 x 10'7 (5.44m x 3.23m)
Window to rear, double panelled radiator, power points. Carpet.

En-Suite WC

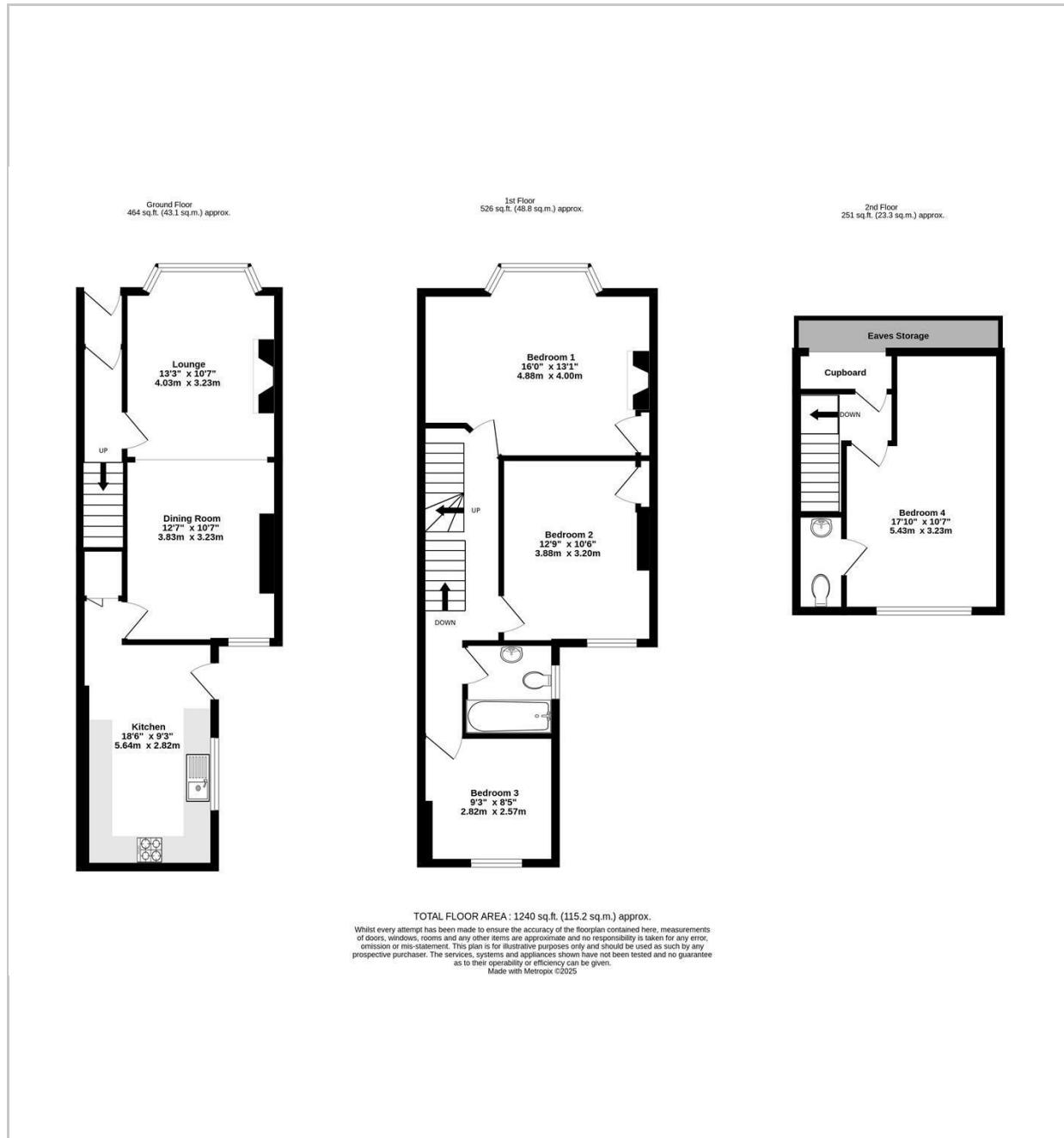
Low level WC, wash hand basin, extractor fan, part tiled walls.

Outside

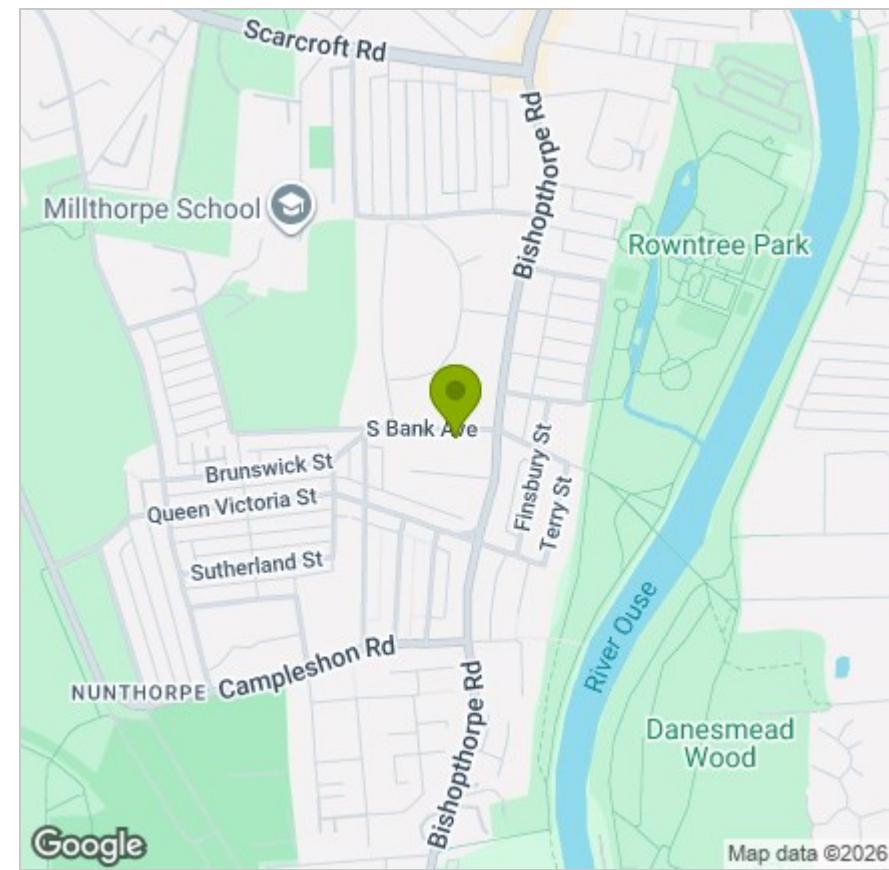
Front gated forecourt, side access to rear. Rear walled courtyard with two brick stores, lawn, paved patio, raised flower borders, outside tap.



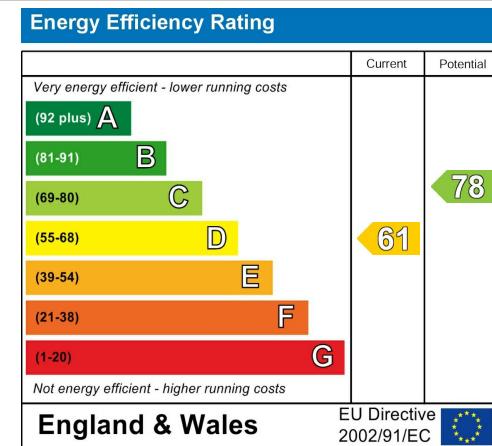
FLOOR PLAN



LOCATION



EPC



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