



12 Prospect Terrace, Bishophill
York, North Yorkshire YO1 6EP

Guide Price £337,500

The logo for BISHOPS PERSONAL AGENTS, featuring a stylized green house icon above the text "BISHOPS" in a large, bold, serif font, with "PERSONAL AGENTS" in a smaller, sans-serif font below it.

LOCATION! LOCATION! LOCATION! Bishops Personal Agents offer for sale an immaculately presented, two bedroom mid terraced house, set in the heart of this incredibly popular and quiet location of Bishophill, just inside York's city walls and within easy walking distance of the ever popular "Bishy Road" shops, mainline railway station and York's many City Centre amenities. This property has been totally refurbished by the current owners, giving the house a modern feel throughout. With its stylish kitchen and quaint courtyard, this property is sure to be popular amongst a wide range of potential buyers, including those wanting a quiet location, just off the city centre, commuters, buy to let investors and those wanting to run a holiday let. Benefiting from gas central heating and double glazing comprises; Entrance door, leading to the living room, then onwards into the kitchen diner with a range of contemporary fitted units, with integral appliances and an open staircase to the first floor. A lobby leads to the courtyard and a down stairs showeroom completes the ground floor. From the first floor landing we find two bedrooms. To the rear of the property is a walled courtyard, perfect for outside entertaining. In summary, this lovely well presented home will particularly appeal to those for whom location within this popular central location is crucial, with easy access to the York City centre and for commuters who use the station. Sold with no inward chain! An internal viewing is strongly recommended not to miss out!

Prospect Terrace is situated in the superb location within the York City walls of Bishophill, close to the York City centre, Bishopthorpe Road shopping parade and Rowntree Park. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and two theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City centre bars and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Living Room

12' 2" x 11' 10" (3.71m x 3.60m)

Double glazed windows to the front aspect, tv point* and radiator*. Opening to...

Kitchen/Breakfast Room

11' 11" x 10' 3" (3.63m x 3.12m)

Fitted with a range of wall and floor units with matching work surfaces over, ceramic sink with mixer tap, integral, electric cooker*, ceramic hob*, washing machine*, dishwasher*, and fridge/freezer*, double glazed window to rear aspect and radiator*. Stairs to the first floor. Opening to...

Inner Lobby

Upvc door to the courtyard. Door leading to...

Shower Room

6' 3" x 6' 0" (1.90m x 1.83m)

Fitted with a contemporary three piece suite comprising; Shower cubical with mains shower*, wash hand basin with mixer tap set in a vanity unit, low level wc, frosted double glazed window to side aspect, built in cupboard with wall mounted boiler*, extractor fan* and heated towel rail*.



First Floor Landing

Doors leading to...

Bedroom 1

12' 2" x 11' 10" (3.71m x 3.60m)

Double glazed windows to the front aspect and radiator*.

Bedroom 2

10' 3" x 8' 10" (3.12m x 2.69m)

Double glazed windows to the rear aspect and radiator*.

Outside

To the rear of the house is a walled courtyard with rear gated access.



Agents Note

EPC RATING C, COUNCIL TAX BAND B

Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

12 Prospect Terrace
YORK
YO1 6EP

Energy rating

C

Valid until: 12 March 2033

Certificate number: 8537-9222-3200-0160-4222

Property type

Mid-terrace house

Total floor area

56 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).



Bishops Personal Agents

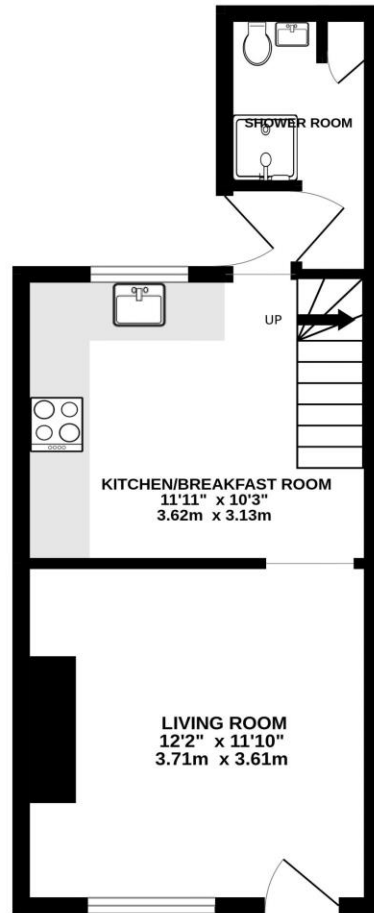
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

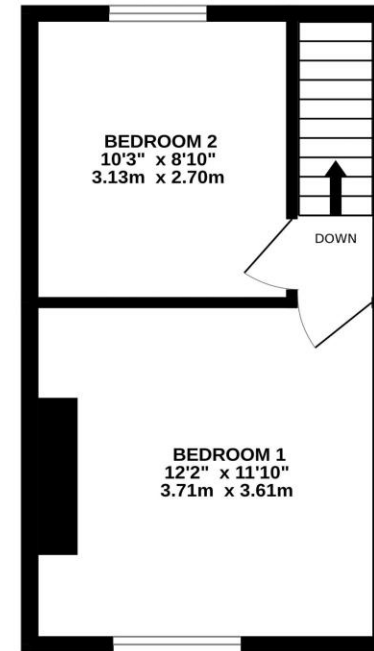
paul.atkinson@bishospa.com

www.bishospa.com

GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 as to their operability or efficiency can be given.
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