



42 Balmoral Terrace,
York, North Yorkshire YO23 1HS

Guide Price £319,950

**BISHOPS**
PERSONAL AGENTS

Bishops Personal Agents offer for sale an immaculately presented, two bedroom mid terraced house, set in the heart of this incredibly popular location of South Bank, just on the fringes of York, within easy walking distance of the ever popular "Bishy Road" shops, riverside walks, Rowntree Park and the Racecourse. Currently used as a holiday let, this property has been totally refurbished by the current owners, giving the house a modern feel throughout. With its stylish kitchen, contemporary showeroom and quaint courtyard, it is sure to be popular amongst a wide range of potential buyers, including those wanting, excellent local schools, singles, professional couples, 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 front dining room. We pass the stairwell into the cosy living room, with built in cupboards and then onwards into the kitchen, fitted with a range of contemporary units, with integral appliances. A modern fitted showeroom completes the ground floor. From the first floor landing we find two double bedrooms both with ornate cast iron fireplaces and alcove cupboards. To the rear of the property is a walled courtyard, perfect for outside entertaining with rear gated access. 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!

Balmoral Terrace is delightfully situated in South Bank, in this highly desirable area being just over a mile away from York city centre. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road "Bishy Road", Rowntree's Park, the Knavesmire and provides easy access to the A64 and northern ring road. The popular Knavesmire Primary School is just a short walk with further well renowned schools in the area. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. 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.



Dining Room

12' 10" x 12' 2" (3.91m x 3.71m)

Front entrance door. Windows to the front aspect, ceiling coving and radiator*. Door leading to...

Living Room

12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed windows to the rear aspect, understairs storage, built in cupboards, tv point* and radiator*. Door leading to...

Kitchen

9' 6" x 6' 10" (2.89m x 2.08m)

Fitted with a range of modern wall and floor units with matching work surfaces over, steel sink with mixer tap, electric cooker*, ceramic hob*, extractor fan*, integral washing machine*, dishwasher*, fridge/freezer*, double glazed window to side aspect and downlighting. Double glazed door to the courtyard. Door leading to...

Shower Room

6' 11" x 5' 11" (2.11m x 1.80m)

Fitted with a contemporary three piece suite comprising; Shower cubical with mains shower*, wash hand basin with mixer tap, low level wc, frosted double glazed window to side aspect, downlighting and heated towel rail*.

First Floor Landing

Doors leading to...

Bedroom 1

12' 1" x 10' 5" (3.68m x 3.17m)

Windows to the front aspect, feature ornate cast iron fireplace with tiles insets, alcove cupboard and radiator*.

Bedroom 2

12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed windows to the rear aspect, feature ornate cast iron fireplace, alcove cupboard and radiator*.

Outside

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

Agents Note

EPC RATING D, COUNCIL TAX BAND B

Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.







Energy performance certificate (EPC)

42, Balmoral Terrace YORK YO23 1HS	Energy rating D	Valid until: 24 June 2030
		Certificate number: 9438-0032-6276-7280-5274

Property type	Mid-terrace house
Total floor area	66 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

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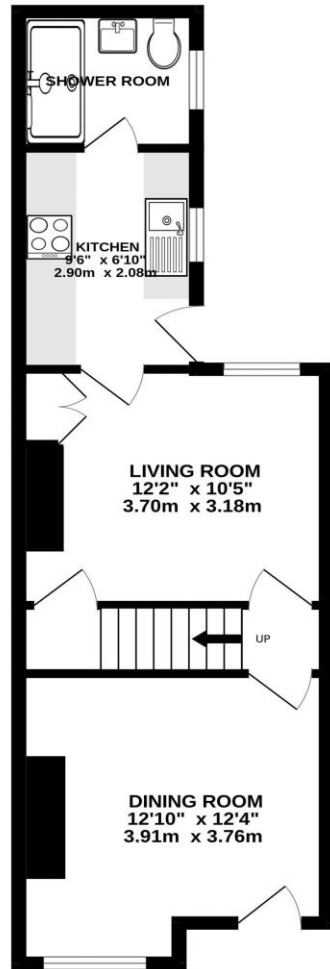
13 Grayshon Drive York North Yorkshire YO26 5RG

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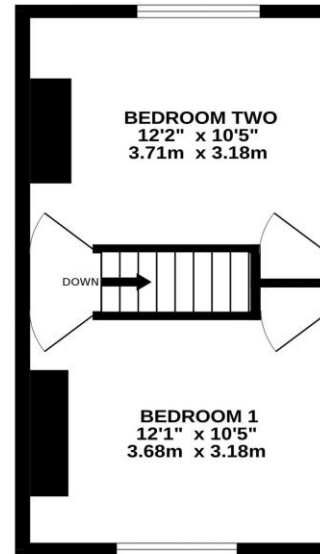
www.bishospa.com



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.4 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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