



1 Brierley Place, Almsford Road,  
York, North Yorkshire YO26 5NZ

Guide Price £263,000

  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents offer for sale, this beautifully presented two bedroom end of terrace, located off the ever popular Beckfield Lane, just to the south/west of York in Acomb, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. This lovely home has been updated by the current owner with a fabulous new kitchen/breakfast room with a central island, a contemporary shower room and shutters over the windows. Ideal for a variety of purchasers including singles, couples, those looking to retire and buy to let investors, this property and will be very popular. Benefitting from double glazing and central heating, the property briefly comprises; Side entrance vestibule, opening to the stunning kitchen/breakfast room with a range of modern fitted units and integral appliances, there are also French doors leading the rear and an open staircase to the first floor. A door leads forwards into the cosy living room with windows and shutters. From the first floor landing there are two bedrooms and a superb contemporary showerroom. Outside to the front is a low maintenance courtyard garden, just right for outside entertaining, then to the rear a courtyard area and a studio, perfect for those who run a business or work from home. Easy access is found close by into York and afar via the local bus service and also good road links to Harrogate and Leeds. Please do arrange to view this property as soon as possible, not to miss out on this excellent unique home!

**Acomb is a popular leafy suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrison's Supermarket. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre 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.**



### Entrance Door

Door leading to the property. Opening to the kitchen and stairs to first floor. Door to..

### Kitchen/Breakfast Room

14' 11" x 13' 3" (4.54m x 4.04m)

Fitted with a range of modern wall and base units with matching worktops over and tiled splash backs, induction hob\* and electric oven\* with extractor hood over\*, Belfast sink with mixer tap, washing machine\*, wall mounted boiler\* inside cupboard, double glazed window to side and rear aspects, French doors to rear garden, shutters, down lighting, central island and radiator\*.

### Living Room

13' 2" x 11' 4" (4.01m x 3.45m)

Double glazed windows to front aspects with shutters, coving to the ceiling, television and telephone points\*, under stairs cupboard and radiator\*.

### First Floor Landing

Hatch to loft access with light, airing cupboard and radiator\*. Doors to...

### Bedroom 1

13' 3" x 8' 8" (4.04m x 2.64m)

Double glazed windows to front aspects with shutters, coving to the ceiling, television point\* and radiator\*.

### Bedroom 2

13' 3" x 7' 9" (4.04m x 2.36m)

Double glazed window to rear aspect with shutters, television point\*, inset spotlights to the ceiling and radiator\*.

### Shower Room

6' 9" x 6' 2" (2.06m x 1.88m)

Contemporary white shower room: Suite comprising walk in shower with mains shower over\*, wash hand basin set in a vanity unit, low level wc, tiling to the walls, double glazed window to side aspect, extractor fan\* and heated rail\*.

### Outside

To the side of the property is a paved area and gated entrances to the both the front and rear. To the rear a raised easy maintenance patio area leading to the studio. To the front is a fence and hedge line, paved garden perfect for outside entertaining.

### Studio

12' 6" x 7' 6" (3.81m x 2.28m)

Timber summer house currently used as beauty studio, with power and lighting. French doors and double-glazed window overlooking the courtyard garden.

### Agents Note

EPC Rating C. Council tax band B.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

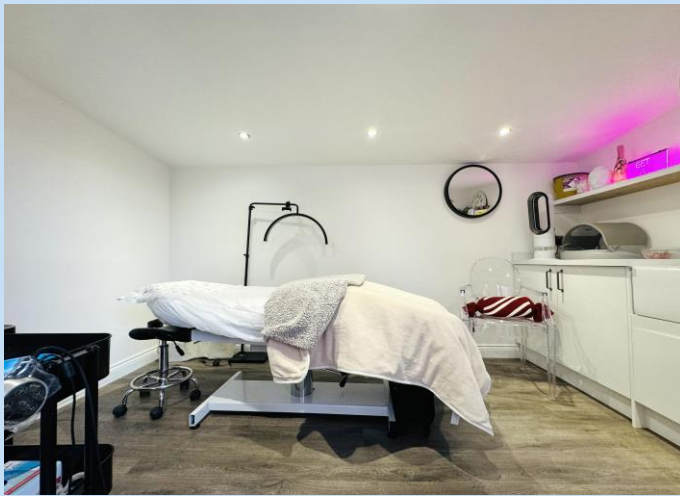
Electricity supplier: British Gas.

The current owner has planning permission for the studio. The current owner is a relative of Bishops Personal Agents Paul Atkinson.









# Energy performance certificate (EPC)

1 Brierley Place Almford Road YORK YO26 5NZ	Energy rating <b>C</b>	Valid until: 3 March 2034
		Certificate number: 9034-6527-6300-0604-5206

Property type	End-terrace house
Total floor area	64 square metres

## Rules on letting this property

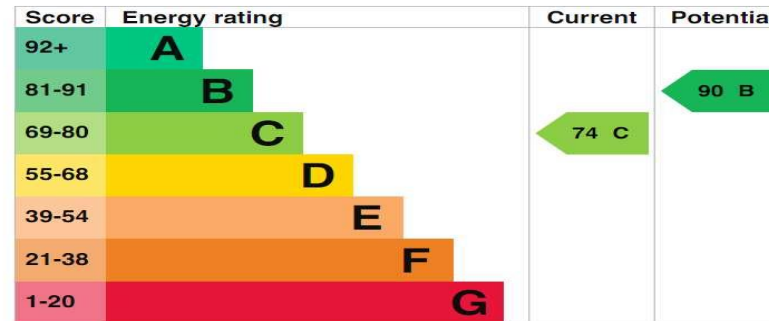
Properties can be let if they have an energy rating from A to E.

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>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9034-6527-6300-0604-5206>

**Bishops Personal Agents**

Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

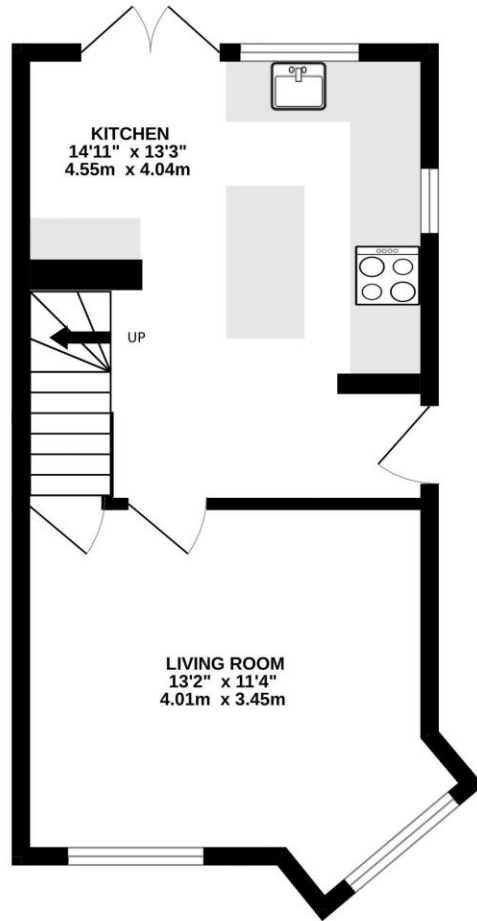
paul.atkinson@bishopspa.com

www.bishopspa.com

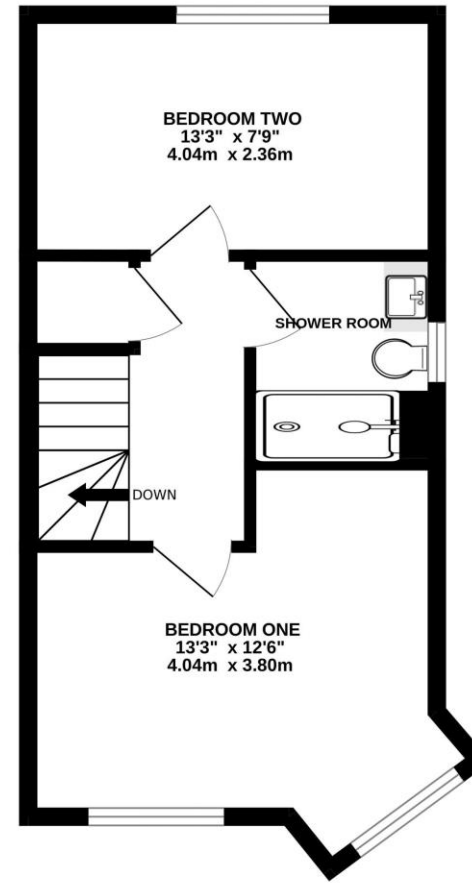




GROUND FLOOR



1ST FLOOR



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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