



47 Finsbury Street,  
York, North Yorkshire YO23 1LT

Guide Price £335,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale, a fantastic opportunity to purchase an immaculately presented, three bedroom mid terrace, situated in 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. This property has a modern twist throughout and with its stylish white kitchen, contemporary bathroom 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 living room. We pass the stairwell, opening into the kitchen-breakfast room, fitted with a range of contemporary white units, with some integral appliances and ample space for a table and chairs. Then further onwards into the utility area. A down stairs cloakroom completes the ground floor. Stairs lead to the first floor landing, where we find two bedrooms and a contemporary bathroom. A Further staircase leads up to the second floor, where a further bedroom and en-suite shower room can be found in the converted attic space. To the rear of the property is a walled courtyard, perfect for outside entertaining with rear gated access. In summary, this lovely home in the very popular area, provides an exceptional opportunity to secure a quality property, with easy access to the York City centre and station. An internal viewing is strongly recommended not to miss out.

**Leave York City centre over Skeldergate Bridge and continue past the shops on Bishopthorpe Road, continue through the traffic lights and turn left onto Butcher Terrace, then turn right onto Finsbury Street, where the property is situated on the right hand side.**

**Finsbury Street, 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.**



### Living Room

12' 10" x 11' 1" (3.91m x 3.38m)

Double glazed window to front aspect, laminate flooring, down lighting, tv & usb points\* and radiator\*. Opening to...

### Kitchen/Breakfast Room

10' 10" x 10' 9" (3.30m x 3.27m)

Fitted with a superb contemporary white kitchen comprising: Range of wall, floor and drawer units with matching work surfaces over, incorporating stainless steel sink and drainer with mixer taps. Integral appliances include an electric cooker, ceramic electric hob\* with extractor hood\* over and dishwasher\*. Double glazed French doors to rear aspect, down lighting and radiator\*. Opening to...

### Utility room

8' 11" x 4' 9" (2.72m x 1.45m)

Double glazed window to side aspect, plumbing for a washing machine\*, space for a dryer, space for an upright fridge /freezer, wall mounted boiler\* and radiator\*.

### Cloakroom

4' 9" x 2' 10" (1.45m x 0.86m)

White' suite comprising low level wc, wash hand basin with mixer taps and heated towel rail\*.

### First Floor Landing

Stairs to the second floor. Down lighting and radiator\*. Doors leading to..

### Bedroom 1

11' 1" x 9' 10" (3.38m x 2.99m)

Double glazed window to front aspect and radiator\*.

### Bedroom 3

7' 4" x 5' 7" (2.23m x 1.70m)

Double glazed window to rear aspect and radiator\*.

### Bathroom

6' 1" x 4' 11" (1.85m x 1.50m)

White contemporary bathroom suite comprising: Panelled bath with shower over and glass shower screen, low level wc, wash hand basin with mixer tap, extractor fan\*, down lighting and heated towel rail\*.

### Bedroom 2

19' 8" x 9' 11" (5.99m x 3.02m)

Superb converted loft bedroom, double glazed window to rear aspect, eave storage and radiator\*.

### En-suite

7' 0" x 3' 2" (2.13m x 0.96m)

White contemporary shower suite comprising: Walk in shower cubicle with mains shower over\*, low level wc, wash hand basin with mixer taps, extractor fan\*, double glazed window to rear aspect and heated towel rail\*.

### Outside

To the rear of the property is a walled courtyard and gated access onto the rear alleyway.

### Agents Note

EPC Rating D. Council tax band B.

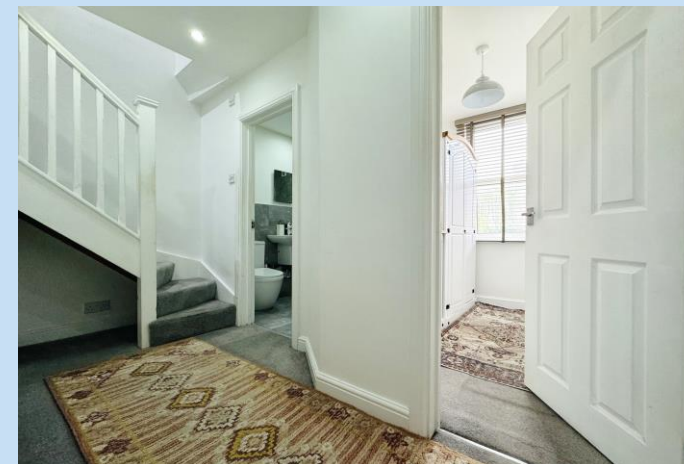
Broadband Supplier: Virgin Media.

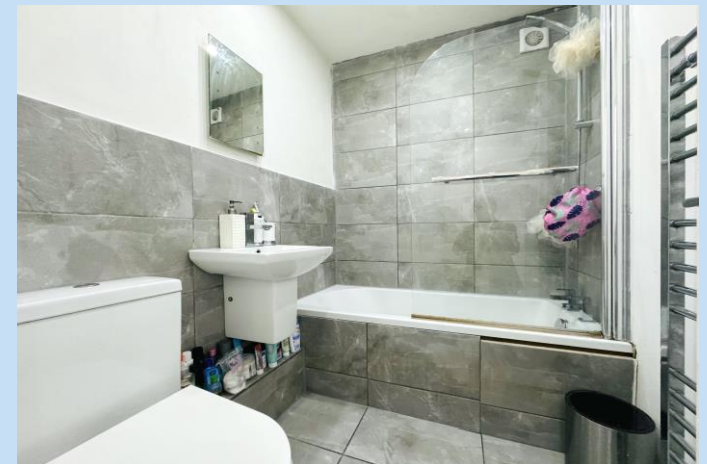
Broadband Speed: Ultrafast Broadband.

Water Supplier: Yorkshire Water.

Gas Supplier: British Gas.

Electricity Supplier: British Gas.





## Energy performance certificate (EPC)

47, Finsbury Street  
YORK  
YO23 1LT

Energy rating

**D**

Valid until:

**29 June 2027**

Certificate number:

**7608-5094-6237-5023-0910**

Property type

Mid-terrace house

Total floor area

74 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**

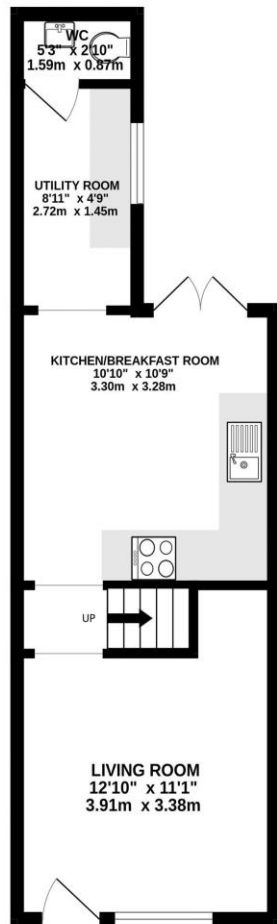
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

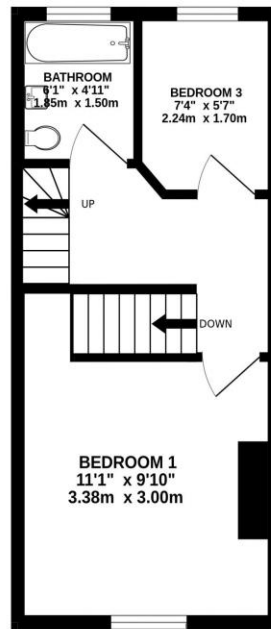
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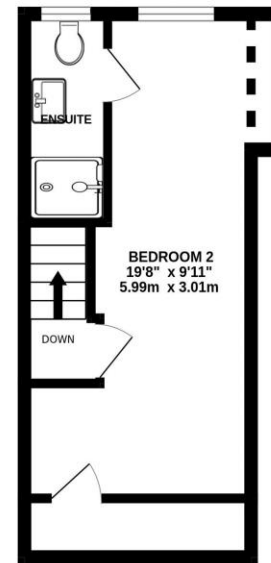
GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



2ND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.