



291 Chapelfields Road,  
York, North Yorkshire YO26 5AE

Guide Price £220,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents bring to the market a well-proportioned three bedroom townhouse property, on the fringes of York in this very popular location of Chapelfields, just off Ridgeway. The area boasts a wide range of handy local amenities, Acomb Green, local bars and the promenade of Acomb shops. A fabulous family home, that is perfectly positioned, just to the south/west of York and well situated with easy access to the outer ring road and into the York City Centre and also with local shops and popular schools close at hand. This property will appeal to a multitude of buyers including first-time buyers, couples, investors and those looking for a family home. Also with the benefit of gas central heating and double glazing, the property in brief comprises; Entrance porch, leading to the hall, with stairs to the first floor. A door leads right into the spacious living room with a feature wood burning stove. Then onwards into the dining room, with ample space for a table and chairs and opening into the quaint kitchen, with a range of a new modern white units. From the first floor landing there are two bedrooms and a bathroom. Also from the landing a further stair case leads up to the converted attic space with a further bedroom and open plan bathroom. To the front of the property is a hedged forecourt area with space for off street parking. A side gate and alley leads to the rear, where we find a fenced garden, with a paved patio area and further sitting areas with shrub borders, perfect for pottering or relaxing on summer evenings, we also find a garden shed. An early viewing comes highly recommended not to miss out on this superb home.

**Chapelfields is just on the edge of Acomb, 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 and Lidl Supermarkets. 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 Porch

Double glazed porch with a upvc front door. Door leading to....

### Entrance Hall

Double glazed front entrance door to the hallway. Stairs leading to the first floor. Door leading to...

### Living Room

13' 10" x 11' 8" (4.21m x 3.55m)

Double glazed windows to front aspect, feature fireplace with a wood burning stove\*, picture rail, tv point\* and radiator\*. Door leading to...

### Dining Room

15' 0" x 8' 5" (4.57m x 2.56m)

Double glazed patio doors to rear aspect, ample space for a table and chairs and radiator\*. Sliding door leading to...



### Kitchen

9' 4" x 5' 8" (2.84m x 1.73m)

The kitchen is fitted with a modern range of white base and wall mounted units, with matching work surfaces over, sink with mixer taps, electric oven\*, induction hob\* with extractor hood\* over, plumbing for a washing machine\* and double glazed windows to rear and side aspects.

### First Floor Landing

Door leading to a further landing, double glazed window to front aspect and stairs leading to the second floor. Doors leading to...

### Bedroom 1

11' 4" x 8' 10" (3.45m x 2.69m)

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

### Bedroom 2

10' 11" x 8' 10" (3.32m x 2.69m)

Double glazed windows to rear aspect and radiator\*.



### Bathroom

7' 8" x 5' 4" (2.34m x 1.62m)

Coloured three piece suite comprising: Panelled bath with mixer taps and mains shower over\*, pedestal wash hand basin with mixer taps, low level wc, double glazed window to rear aspect and radiator\*.

### Bedroom 3

14' 11" x 10' 2" (4.54m x 3.10m)

Sky lights to rear aspect, eve storage and radiator\*. Bath with mixer tap, sink and low level wc.

### Outside

To the front of the property is a hedged forecourt area with space for off street parking. A side gate and alley leads to the rear, where we find a fenced garden, with a paved patio area and further sitting areas with shrub borders, perfect for pottering or relaxing on summer evenings, we also find a garden shed.



## Agents Note

EPC Rating D and Council Tax Band A.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





## Energy performance certificate (EPC)

291 Chapelfields Road  
YORK  
YO26 5AE

Energy rating

**D**

Valid until:

**4 June 2033**

Certificate number:

**6917-5426-4050-0225-5202**

Property type

Mid-terrace house

Total floor area

82 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**

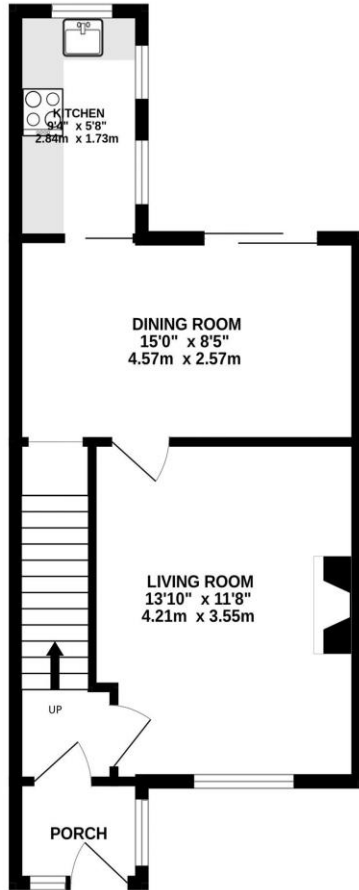
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

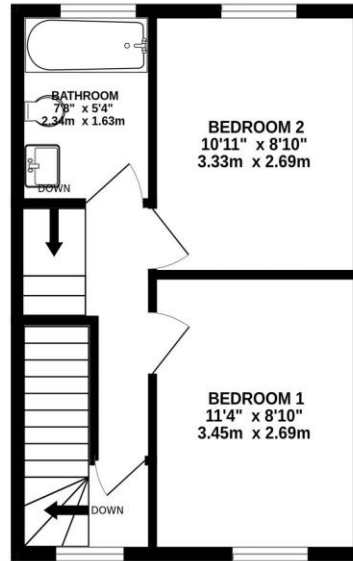
paul.atkinson@bishospa.com

www.bishospa.com

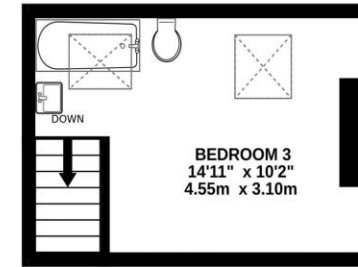
GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR  
147 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 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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**DISCLAIMER**

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.