



35 Brunswick Street,
York, North Yorkshire YO23 1EB

Guide Price £235,000


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market, a charming well presented two-bedroom mid terraced house, set in the heart of one of York's most sought after locations of South bank. Perfectly located close to the York Racecourse, river side walks and within easy walking distance of the "Bishy Road" high street, the popular local Knavesmire school and Rowntree Park. This property is currently a successful buy to let investment and will appeal to both first time buyers and buy to let investors, looking to purchase or lease in this popular area. Benefiting from both gas central heating and double glazing, the accommodation briefly comprises: Entrance door, leading to the dining room, with ample space for a table and chairs, then into the living room with a feature Adams style fireplace, with a marble hearth and inset gas fire. We also find understairs storage and an enclosed stairwell, leading to the first floor. Onwards into the kitchen with a range of modern fitted cream units. Then passing the lobby to a downstairs bathroom, with a three piece white bathroom suite, that completes the ground floor. To the first floor are two bedrooms, both with alcove cupboards. Externally we find a courtyard area, with outside storage and steps leading to secure gated access to the rear lane. Sold with no onward chain! An early internal viewing is strongly recommended not to miss out on this lovely home!

Brunswick Street is located in a much sought-after location, within the South Bank area of York. 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

9' 10" x 8' 10" (2.99m x 2.69m)

Double glazed windows to front aspect, ceiling coving and radiator*. Door leading to...

Living Room

15' 2" x 9' 11" (4.62m x 3.02m)

Double glazed windows to rear aspect, feature fireplace with Adams style surround, marble hearth, inset gas fire*, ceiling coving, tv point* and radiator*. Enclosed stairs to the first floor. Door leading to...

Kitchen

11' 5" x 4' 4" (3.48m x 1.32m)

The kitchen is presented with a range of modern wall, floor and drawer units with matching worktops over, sink with mixer taps, electric oven*, electric hob*, wood windows to side aspect, plumbing for a washing machine*, space for an upright fridge/freezer and radiator*. Door leading to...

Inner Lobby

4' 3" x 2' 10" (1.29m x 0.86m)

Door to the rear courtyard. Door leading to...



Bathroom

9' 1" x 4' 4" (2.77m x 1.32m)

White suite comprising: Bath with mains shower over, pedestal wash hand basin set in a vanity unit, low level wc, double glazed window to side aspect and heated rail*.

First Floor Landing

Loft hatch. Doors leading to...

Bedroom 1

12' 4" x 9' 11" (3.76m x 3.02m)

Double glazed windows to rear aspect, alcove cupboard and radiator*.

Bedroom 2

9' 11" x 8' 11" (3.02m x 2.72m)

Double glazed windows to front aspect, alcove cupboard and radiator*.

Outside

To the rear of the house is a walled courtyard, outside storage and steps leading to the rear gated access.



Agents Note

Epc rating D, Council tax band B.

Broadband supplier: Vodafone .

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







Energy performance certificate (EPC)

35 Brunswick Street YORK YO23 1EB	Energy rating D	Valid until:	8 July 2034
		Certificate number:	0316-3039-5203-2024-8204

Property type Mid-terrace house

Total floor area 57 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

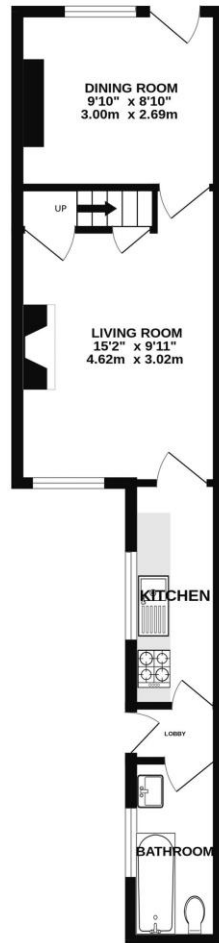
<https://find-energy-certificate.service.gov.uk/energy-certificate/0316-3039-5203-2024-8204>

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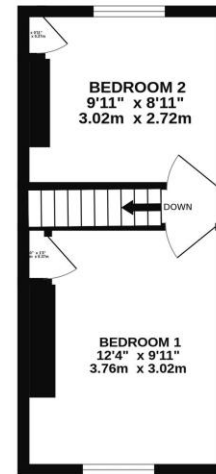
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG
paul.atkinson@bishopsa.com
www.bishopsa.com

GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 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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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.