



5 Bismarck Street,
York, North Yorkshire YO26 4XY

Guide Price £217,500


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Bishops Personal Agents offer for sale a superb two bedroom mid terraced house, situated in the heart of this very popular Leeman Road location. This property will be very popular with both first time buyers and buy to let investors, including those looking for a airbnb, being close to Riverside walks and within easy walking distance of the station, York City Centre, popular local schools and the Homestead Park. Benefiting from gas central heating and full double glazing, the accommodation briefly comprises: Open plan living room with a feature fireplace and space for a free standing electric fire, plus ample space for a table and chairs and open stairs leading to the first floor. Onwards we progress into the modern fitted kitchen, with a range of cream units and some integral appliances. Then through to the stunning downstairs contemporary shower room, completing the ground floor. To the first floor are two bedrooms, the second having an airing cupboard. To the rear of the property is a courtyard with rear gated access. In summary this well presented home, is offering well balanced accommodation close to the city centre, perfect for those who work in the York or commute from the station. Sold with no onward chain! An early viewing is a must not to miss out!

Bismarck Street is a found in a popular residential development, set back off Leeman Road. It is within easy walking distance of the city centre and railway station, local Homestead park and Poppleton Road Primary School. There are local convenience shops a couple of minutes walk away and pleasant riverside walks close by. This location is also served by a regular bus route to and from the City Centre. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 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

21' 10" x 11' 2" (6.65m x 3.40m)

Upvc entrance door and double glazed window to front aspect, feature fireplace with space for a free standing electric fire*, tv point* and radiator*. Upvc door to the yard, space for a table and chairs and radiator*. Stairs to the first floor. Door leading to...

Kitchen

11' 7" x 5' 4" (3.53m x 1.62m)

Fitted with a range of modern wall and base units with matching work surfaces over, incorporating a steel sink with mixer tap, electric oven*, electric hob*, extractor hood over*, integral fridge/freezer, plumbing for a washing machine, double glazed window to side aspect and radiator*. Door leading to...

Shower Room

6' 6" x 5' 4" (1.98m x 1.62m)

The shower room is presented with a white three piece suite, comprising; Shower cubical with mains shower*, pedestal wash hand basin with mixer tap, low level wc, double glazed window to side aspect and heated rail*.

First Floor Landing

Doors leading to...

Bedroom 1

12' 2" x 11' 3" (3.71m x 3.43m)

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

Bedroom 2

9' 3" x 8' 3" (2.82m x 2.51m)

Double glazed window to rear aspect, cupboard with a wall mounted boiler* and radiator*.

Outside

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

Agents Note

The council tax is band A. The EPC rating C.

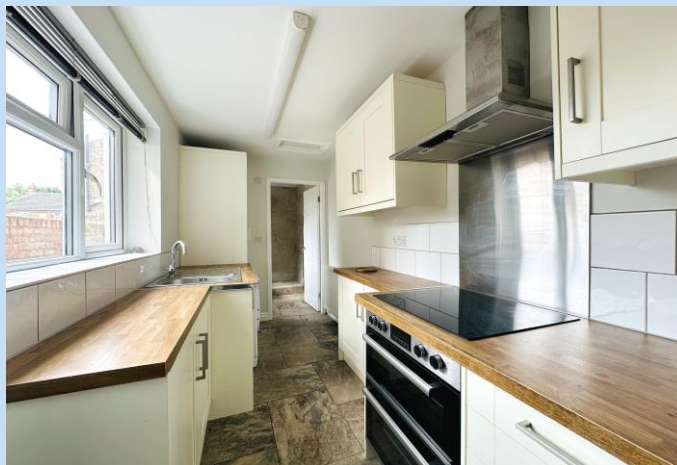
Broadband supplier: Not connected.

Broadband speed: Not connected.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.







Energy performance certificate (EPC)

5 Bismarck Street YORK YO26 4XY	Energy rating C	Valid until: 13 June 2034
		Certificate number: 0234-1026-5300-0282-9292

Property type	Mid-terrace house
Total floor area	56 square metres

Rules on letting this property

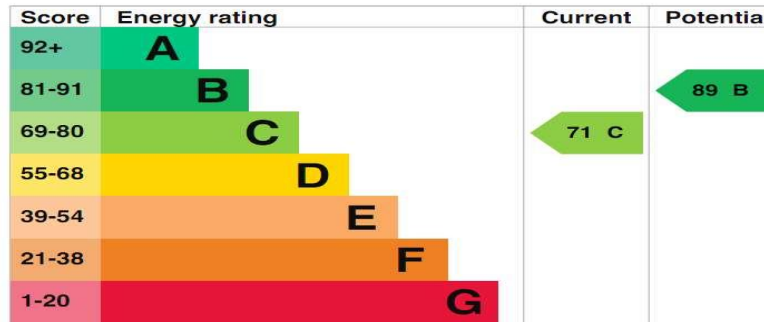
Properties can be let if they have an energy rating from A to E.

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/0234-1026-5300-0282-9292>

Bishops Personal Agents

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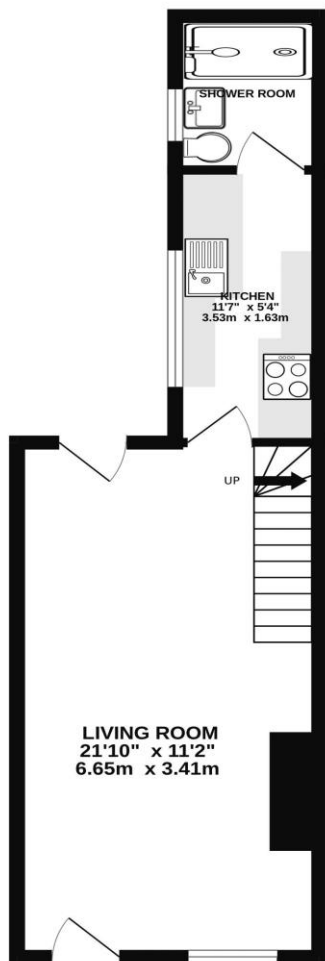
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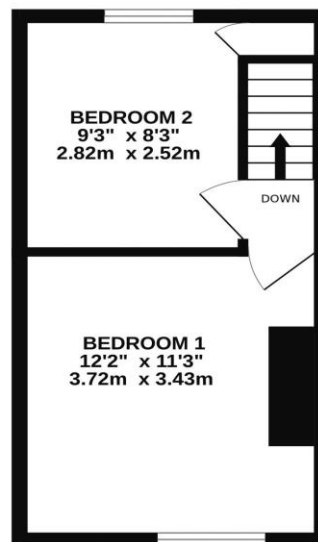
www.bishopspa.com



GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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

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