



Flat 4, 58, Bishopthorpe Road,
York, North Yorkshire YO23 1JS

Guide Price £125,000


BISHOPS
PERSONAL AGENTS

Are you looking for an apartment, in one of the most popular locations in York on Bishopthorpe Road? Then this first floor, one bedroom property might just be for you! Bishops Personal Agents bring to the market, this well presented one bedroom apartment, just a short stroll for the "Bishy Road" high street. With river side walks close by, Rowntree Park and the York racecourse, plus all the local amenities available in this lovely area to live. This apartment is sure to be very popular, to first time buyers and those who commute from the station or work in York. Benefitting from gas central heating and full double glazing. Briefly comprises: Communal entrance hall with stairs leading to all the floors. The Apartment's entrance door opens into spacious hallway, with doors leading to all the rooms. To the front we find a living room, the focal point, being the feature cast iron fireplace with a wood surround and ample space for a table and chairs. Also from the hallway, we find a stylish modern fitted Kitchen, with a range of white units and some integral Bosch appliances. A double bedroom, with built in wardrobes and modern fitted shower room complete this property. Outside, there is an un allocated car parking space to the rear. This property can only be purchased as an owner occupier. Sold with no onward chain! An early internal viewing of this superb apartment is highly recommended not to miss out!

Bishopthorpe Road is delightfully situated in this highly desirable area being just under 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 Scarcroft Road 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.



Communal entrance hall and landing.

Front and rear access doors. Stairs to the first floor landing. Door leading to the apartment.

Entrance Hall

15' 2" x 5' 7" (4.62m x 1.70m)

Spacious entrance hall with a radiator*. Doors leading to....

Living Room

15' 10" x 13' 6" (4.82m x 4.11m)

Double glazed windows to front aspect, feature cast iron fireplace with wood surround and inset gas fire*, ceiling coving, ceiling rose, tv point* and radiator*.

Bedroom

14' 9" x 10' 0" (4.49m x 3.05m)

Double glazed windows to rear aspect, built in wardrobes and radiator*.

Shower Room

8' 5" x 5' 0" (2.56m x 1.52m)

Fitted with a white three piece suite comprising: Walk in shower with mains shower over, pedestal wash hand basin with mixer tap, low level wc, double glazed windows to side aspect, extractor fan* and heated rail*.

Kitchen

8' 2" x 7' 4" (2.49m x 2.23m)

The kitchen area is fitted with a range of modern white wall and base mounted units with matching work surfaces over, inset sink with mixer tap, integral appliances include Bosch Microwave oven*, induction hob* and extractor hood over*, built-in fridge*, wall mounted gas boiler* in a cupboard, down lighting, double glazed windows to rear aspect and upright radiator*.

Outside

To the rear of the building is one un-allocated parking space in a communal car park.

Tenure

We have been informed by the vendor that the property is Leasehold. The managing company is 58-60 BISHOPTHORPE ROAD YORK (MANAGEMENT COMPANY) LIMITED. Please contact Elizabeth M Streets (Director) em.streets@yahoo.co.uk for further details. The flat owners are each directors of the managing company; No 3rd parties are involved. A 125-year lease commenced in 1987. Current service charge £35 per month, "£420" per year, plus £25 per year ground rent, which includes building insurance and maintenance of communal areas. Reviewed Annually. The council tax is band A. The apartment cannot be let, it must be owner occupied. Pets are allowed. Details should be checked at the time of purchase by a solicitor.

Agents Note

EPC Rating C and Council Tax Band A.

Broadband supplier: Not Connected.

Broadband speed: Not Connected.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: Eon.







Energy performance certificate (EPC)

Flat 4 58 Bishophorpe Road YORK YO23 1JS	Energy rating C	Valid until: 22 August 2034
		Certificate number: 0350-2142-6480-2224-4171

Property type	Mid-floor flat
Total floor area	55 square metres

Rules on letting this property

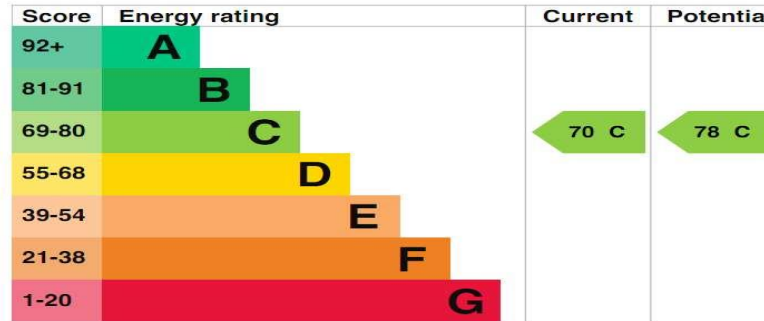
Properties can be let if they have an energy rating from A to E.

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 C.

[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/0350-2142-6480-2224-4171>

Bishops Personal Agents

Tel: D: 01904 375376 M: 07497393391

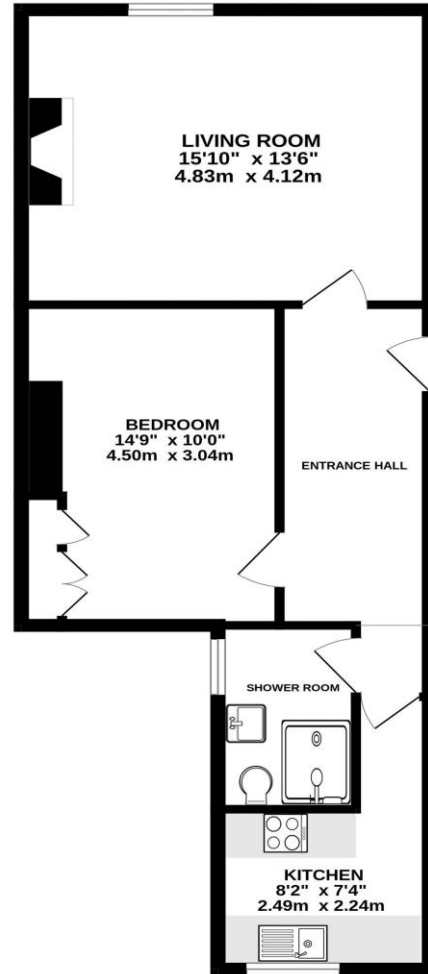
13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishopspa.com

www.bishopspa.com



FIRST FLOOR APARTMENT
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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.