



63 Finsbury Street,
York, North Yorkshire YO23 1LT

Guide Price £249,950


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Bishops Personal Agents bring to the market, a charming well presented two-bedroom mid terraced house, set on the fringes 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 lovely home on Finsbury Street has been well maintained by the current owners and will be very popular with a whole set of potential buyers, including first time buyers, couples, professionals who work in York and buy to let investors, including those looking for a holiday let. Benefiting from both gas central heating and double glazing, the accommodation briefly comprises: Entrance door to the living room, then through into the dining room, with open stairs to the first floor and ample space for a table and chairs. Onwards into the fitted kitchen, with a range of modern fitted units and an understairs cloakroom completes the ground floor. To the first floor are two bedrooms, the principal with a cast iron fireplace and a contemporary shower room. Externally to the rear, we find a walled courtyard area perfect for outside entertaining. Sold with no onward chain! An early internal viewing is strongly recommended not to miss out on this lovely home!

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

11' 3" x 9' 11" (3.43m x 3.02m)

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

Dining Room

11' 2" x 10' 10" (3.40m x 3.30m)

Double glazed window to rear aspect, open stairs leading to the first floor and radiator*. Door to...

Cloakroom

'White' suite comprising low level wc and wash hand basin with mixer taps.

Kitchen

13' 10" x 5' 11" (4.21m x 1.80m)

Fitted with a range of modern 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, space for an upright fridge/freezer and plumbing for a washing machine*. Double glazed window to side aspect and radiator. Upvc door leading to the courtyard.

First Floor Landing

Doors leading to...

Shower Room

8' 0" x 3' 10" (2.44m x 1.17m)

Walk in shower with mains shower over* and heated towel rail*.

Bedroom 1

11' 3" x 9' 11" (3.43m x 3.02m)

Double glazed window to front aspect, feature cast iron fire place, tv point* and radiator*.

Bedroom 2

9' 8" x 8' 2" (2.94m x 2.49m)

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

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.

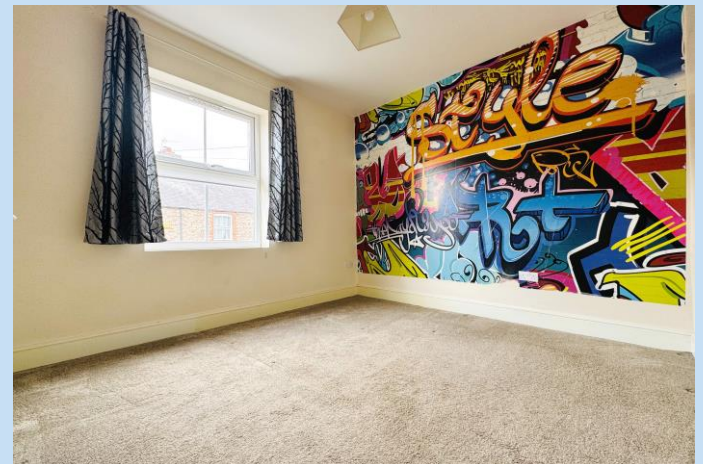
Broadband Speed: Standard Speed.

Water Supplier: Yorkshire Water.

Gas Supplier: British Gas.

Electricity Supplier: Eon.







Energy performance certificate (EPC)

63, Finsbury Street YORK YO23 1LT	Energy rating C	Valid until:	10 March 2025
		Certificate number:	0924-2839-7979-9595-8781

Property type	Mid-terrace house
Total floor area	58 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>).

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.