



10 Trafalgar Street,  
York, North Yorkshire YO23 1HT

Guide Price £299,950

  
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Bishops Personal Agents offer for sale, a fantastic opportunity to purchase an immaculately presented, three-bedroom mid terrace on Trafalgar Street, situated in the heart of this incredibly popular location of South Bank, just on the fringes of York, within easy walking distance of the ever popular "Bishy Road" shops, riverside walks, Rowntree Park and the Racecourse. Spread over three floors, this property has been cherished and recently refurbished by the current owners, with a fresh modern twist throughout, including the new roof, to rewiring, new kitchen, bathroom, boiler\* and entrance doors. With its stylish white kitchen with integral appliances, a contemporary bathroom and rear courtyard offering secure off street parking, it is sure to be popular amongst a wide range of potential buyers, including first time buyers, singles, professional couples, commuters, buy to let investors and those wanting to run a holiday let. Benefiting from gas central heating and double glazing comprises; Front entrance door leading to the hallway, with doors leading into the reception rooms. To the front we find a quaint sitting room, then passing the stairwell to the rear, a lovely spacious living room with a feature wood burning stove and under stairs storage. Onwards through a sliding door into the kitchen, fitted with a range of contemporary white units, with a range of integral appliances and a door to the courtyard. Then further onwards into the downstairs bathroom, completing the ground floor. Stairs lead up to the first floor landing, from where we find two bedrooms both with feature cast iron fireplaces. A Further staircase leads us up to the second floor, where we find a further bedroom in the converted attic space. To the rear of the property is a walled courtyard, perfect for outside entertaining with rear gated access, providing off street secure parking. In summary, this lovely home in the very popular South Bank location, provides an exceptional opportunity to secure a quality property, with easy access to the York City centre and station. Sold with no onward chain! An internal viewing is strongly recommended not to miss out.

**Trafalgar 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.**



### Entrance Hall

Front entrance door to the hallway and radiator\*.  
Stairs to the first floor. Doors leading to...

### Sitting Room

9' 11" x 9' 9" (3.02m x 2.97m)

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

### Living Room

13' 4" x 11' 1" (4.06m x 3.38m)

Double glazed windows to rear aspect, feature wood burning stove\* set on a stone hearth, understairs storage, telephone point\* and radiator\*. Door leading to...

### Kitchen

9' 11" x 6' 2" (3.02m x 1.88m)

Fitted with a range of modern white wall, floor and drawer units with matching work surfaces over, incorporating an inset steel sink with mixer taps. Integral appliances include an electric oven\*, induction electric hob\* with extractor hood\* over, fridge/freezer\*, dishwasher\* and washing machine\*. Double glazed windows to side aspect, wall mounted boiler\* in a cupboard and radiator\*. Upvc door leading to the courtyard. Door leading to...



### Bathroom

8' 6" x 5' 5" (2.59m x 1.65m)

White contemporary bathroom suite comprising: Panelled bath with mixer taps and shower head over, low level wc, wash hand basin set in a vanity unit with mixer tap, extractor fan\* and radiator\*.

### First Floor Landing

Stairs to the second floor. Doors leading to...

### Bedroom 1

13' 3" x 9' 10" (4.04m x 2.99m)

Double glazed windows to front aspect, feature cast iron fireplace, alcove cupboard and radiator\*.

### Bedroom 2

13' 3" x 8' 7" (4.04m x 2.61m)

Double glazed windows to rear aspect, feature cast iron fireplace and radiator\*.

### Bedroom 3

15' 9" x 13' 2" (4.80m x 4.01m) At longest points

Converted attic space with a balustrade. Double glazed velux windows to front and rear aspects and radiator\*.



### Outside

To the rear of the property is a walled courtyard and gated access onto the rear alleyway, providing secure off street parking and perfect for outside entertaining with an outside tap and power point\*.

### Agents Note

EPC Rating TBA. Council tax band B.

Broadband Supplier: BT Openreach. Not connected

Broadband Speed: Standard Speed.

Water Supplier: Yorkshire Water.

Gas Supplier: Scottish Power.

Electricity Scottish Power.









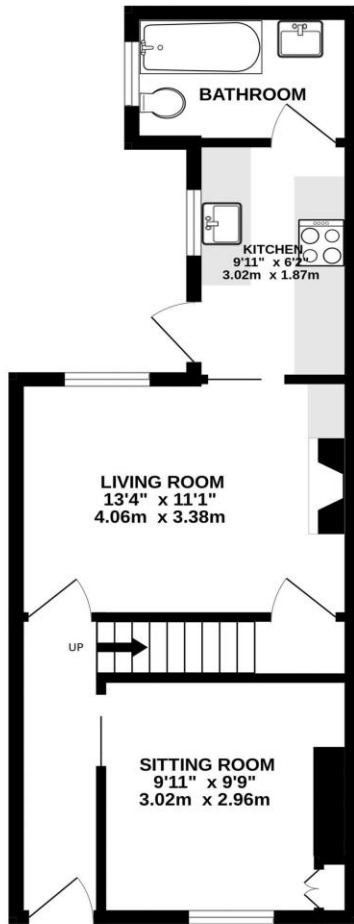
**Bishops Personal Agents**

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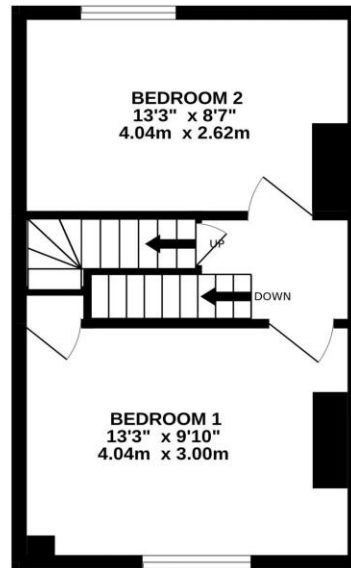
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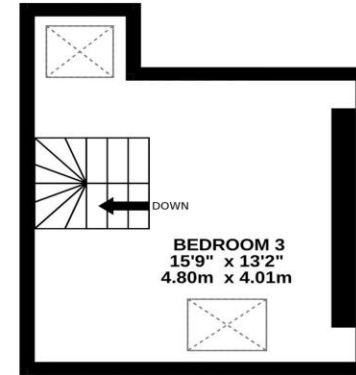
GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



2ND FLOOR  
172 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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