



28 Edgeware Road,
York, North Yorkshire YO10 4DG

Guide Price £379,950


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PERSONAL AGENTS

Bishops Personal Agents offer for sale a superb three-bedroom semi-detached property, set in a quiet cul-de-sac in this very popular Fulford location in York. This marvellous house on Edgware Road is offering the best in suburban living, with a balance of both charming and quality features. Spread over two floors, with its cosy bay fronted living room, open plan kitchen-diner with a contemporary kitchen, bi folding doors to the garden and the opportunity to convert the attic space as the house next door has done, this lovely property will be incredibly popular with a multitude of buyers, including, singletons couples, professionals who work in York and the University and those looking to retire. The accommodation briefly comprises; Entrance hallway, with a staircase to the first floor. A door leads us into the bay fronted living room and the focal points are the gas burning stove and stripped wood floor. Then onwards from the hallway, into fabulous open plan kitchen-dining area, with a range of grey units and a compliment of integral appliances, the extended dining area has bi folding doors letting in rays of natural light, leading to the garden, plus we find a handy boot room completing the ground floor. The stairwell leads to the first-floor landing, from where we find three bedrooms, two with built in wardrobes and a family bathroom. Outside to the front, we find a raised garden area and ample space for off street parking on a driveway leading to the detached garage. Also to the rear of the property a courtyard garden with a raised decking area, just right for outside entertaining and access into the garage, perfect for a car/cycle enthusiast or workshop. There is also a further garden area laid to lawn with a greenhouse. The location is also exceptional, being just a brief walk or cycle ride, from the ever popular "Bishy Road" shops and Rowntree Park, over the Millenium bridge and river side walks and buses into the York city centre. Also Ideally situated within the outer ring road, the property enjoys local amenities, shops and popular local bars, only minutes away from the very popular, local primary and secondary schools and York University. The Science Park and The Designer outlet are also nearby. Viewing is highly recommended not to miss out on this fantastic chain free family home.

Edgware Road, Fulford is a residential street situated to the south of York City Centre. Fulford enjoys plenty of amenities including local shops and Public Houses. The McArthur Glen Shopping Outlet, David Lloyd Gym and York Sports Village are all within easy reach as is access to the A64 and the University of York. For families, the property is in the catchment for the highly regarded Fulford Secondary School. 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.



Entrance Hall

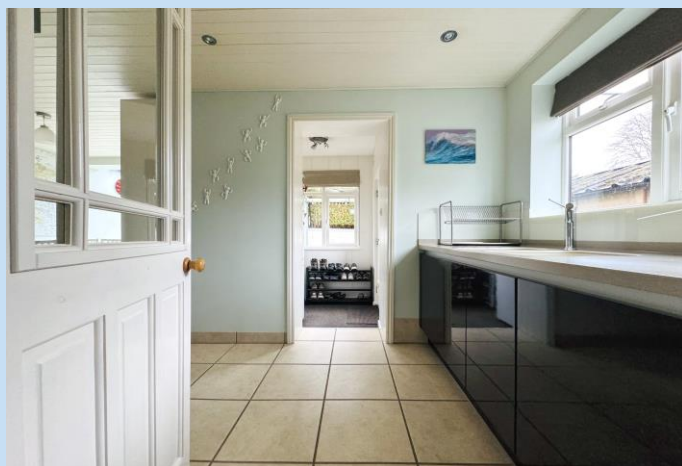
Front entrance door to the hallway, understairs storage, telephone point* and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

14' 2" x 11' 7" (4.31m x 3.53m) Into bay Double glazed bay windows to front aspect, feature fireplace with inset gas stove*, slate hearth, ceiling coving, ceiling rose, stripped wood floor, tv point* and radiator*.

Kitchen/Diner

17' 10" x 17' 8" (5.43m x 5.38m) At longest points Fabulous fitted kitchen with a modern range of grey wall and base units with matching work surface over, incorporating a sink and drainer with mixer taps, integral appliances range cooker with 6 x gas hobs*, washing machine* and dishwasher*, double glazed windows to side aspect, down lighting, tv point* and radiator*. Opening to the extension with double glazed windows and bi foldings doors leading to the garden.



Boot Room

5' 4" x 5' 1" (1.62m x 1.55m) Double glazed window to rear aspect, space for an upright fridge/freezer and door leading to the outside.

First Floor Landing

Stained glass window to side aspect and access hatch to the loft. Doors leading to...

Bedroom 1

13' 3" x 10' 4" (4.04m x 3.15m) Into bay and wardrobes Double glazed bay windows to front aspect, built in wardrobes with sliding doors, tv point* and radiator*.

Bedroom 2

11' 8" x 8' 1" (3.55m x 2.46m) Double glazed windows to rear aspect, built in cupboards, tv point* and radiator*.

Bedroom 3

7' 1" x 5' 11" (2.16m x 1.80m) Double glazed windows to front aspect, telephone point* and radiator*.



Bathroom

5' 9" x 5' 1" (1.75m x 1.55m) White three piece suite comprising; Bath with electric shower over*, pedestal wash hand basin, low level wc, double glazed wood windows to side aspect and heated rail*.

Garage

Hinged door, power, lighting and a door leading to the garden.

Outside

Externally to the front we find a garden area and ample off street parking on a driveway leading to the detached garage, perfect for a car/cycle enthusiast or workshop. Side access leads to the rear, where to the left we find a paved patio and raised decking area, just right for outside entertaining and to the right a further garden area laid to lawn with a greenhouse.



Agents Note

Epc rating D. Council tax band C.

Broadband supplier: The Mobile Network.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.

Edgware Road, York YO10 4DG is unadopted.

Explanation A road is considered unadopted if it has not been taken over by the local council. Local residents or landowners can request that the council adopt the road. The council will then be responsible for maintaining the road to an acceptable standard. Alternatively, the council may require the residents or landowners to bring the road up to an acceptable standard.

Lighting is provided and waste is collected by York City Council.





Energy performance certificate (EPC)

28 Edgeware Road
YORK
YO10 4DG

Energy rating

D

Valid until:

25 April 2034

Certificate number:

3834-4424-3300-0306-7222

Property type

Semi-detached house

Total floor area

71 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>).

Bishops Personal Agents

Tel: D: 01904 375376 M: 07497393391

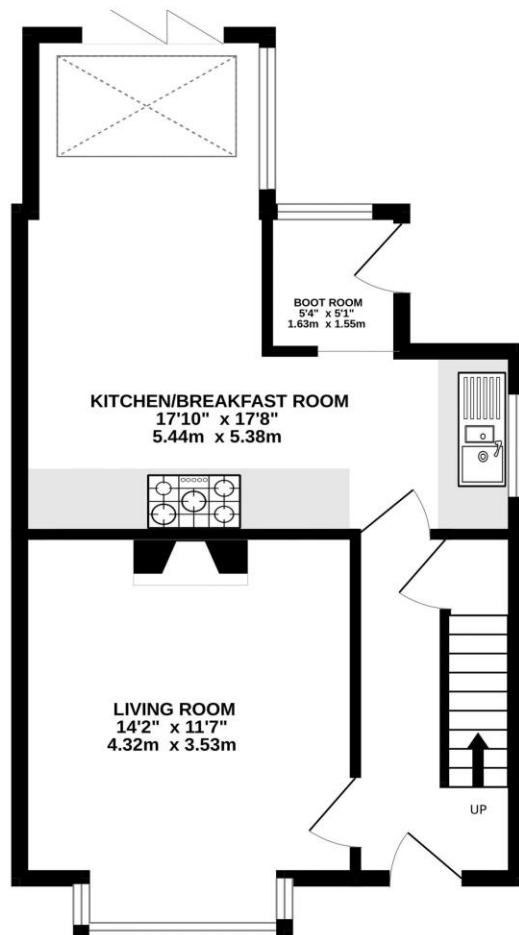
13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishopspa.com

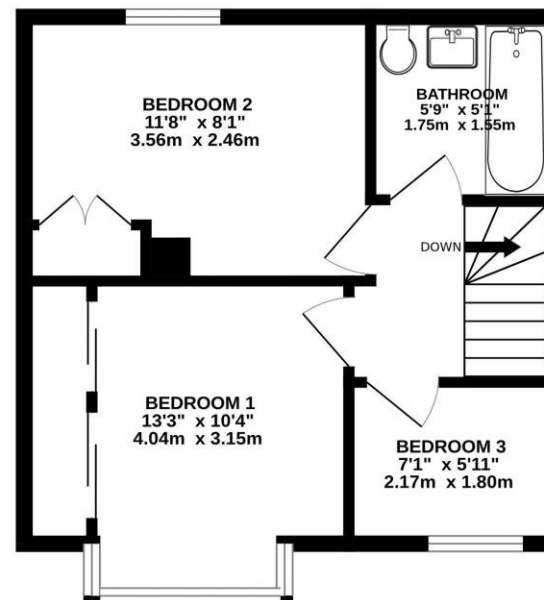
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GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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.