



149 Albemarle Road,
York, North Yorkshire YO23 1HD

Guide Price £399,950


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PERSONAL AGENTS

Bishops Personal Agents offer for sale, a fabulous two bedroom forecourted mid terrace, situated in the heart of this very popular South Bank location in York. Just a short stroll from the thriving "Bishy Road" high street, Rowntree Park, the Racecourse and river side walks to the York City centre. Dating from around 1904, this marvellous house on Albemarle Road, has served as a home to the current owner, 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 with a feature wood burning stove, superb extended open plan kitchen/living area and the opportunity to convert the attic space, this lovely property will be incredibly popular with a multitude of buyers, including, singletons, couples, commuters, professionals who work in York and those looking to retire. The accommodation briefly comprises; Entrance vestibule and hallway with an original encaustic tiled floor and a staircase to the first floor. Doors lead to the reception rooms. To the front we find the bay fronted living room with feature fireplace, containing a wood burning stove. Then to the rear a fabulous extended contemporary open plan living space, the central kitchen, featuring a superb range of grey fitted units and a breakfast bar, opening to the extended sitting room, bathed in natural light from the skylight and French doors opening out to the rear courtyard. Understairs cloakroom. The stairwell leads to the first floor landing from where we find two bedrooms, both with a feature ornate cast iron fireplace and the second with built in wardrobes. An upstairs bathroom completes this home. Outside to the front we find the gated walled forecourt, whilst to the rear a walled courtyard with outbuildings and rear gated access, perfect for lazy summer evenings. In summary, this stylish home in the very popular "South bank" area, provides an exceptional opportunity to secure a property that is both charming and well presented. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York city centre and station. An internal viewing is strongly recommended, not to miss out on this superb home.

Albemarle Road, is in a much sought-after location, within the South Bank area of York. 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 vestibule, glass porch door and window above to the hallway, original encaustic tiled floor, ceiling cornice, corbels, dado rail and radiator*. Stairs to the first floor. Door leading to...

Living Room

12' 10" x 10' 8" (3.91m x 3.25m)

Double glazed bay windows to front aspect, ceiling cornice, feature fire fireplace with a wood burning stove*, alcove shelving and cupboards, tv point* and radiator*.

Kitchen

13' 1" x 10' 9" (3.98m x 3.27m)

A fabulous fitted kitchen with a range of contemporary grey wall and base units with matching worktops over and breakfast bar, incorporating, sink and drainer with mixer taps, integral appliances include an electric oven*, induction hob*, with an extractor over*, dishwasher*, fridge* and down lighting. Opening to....



Cloakroom

Pedestal wash hand basin and low level wc.

Sitting Room

13' 5" x 10' 3" (4.09m x 3.12m)

Double glazed French doors leading to the courtyard, sky light, down lighting and upright radiator*.

First Floor Landing

Built in cupboards and access to the loft. Doors leading to...

Bedroom 1

14' 4" x 11' 1" (4.37m x 3.38m)

Double glazed windows to front aspect, feature ornate cast iron fireplace and radiator*.

Bedroom 2

13' 2" x 8' 7" (4.01m x 2.61m)

Double glazed windows to rear aspect, feature ornate cast iron fireplace, built in wardrobes and radiator*.



Bathroom

10' 4" x 6' 11" (3.15m x 2.11m)

Bathroom with a white three piece suite comprising: Bath with mains shower, pedestal wash hand basin with mixer taps, low level wc, double glazed window to rear aspect, airing cupboard with wall mounted boiler*, cupboard with plumbing for a washing machine and heated rail*.

Outside

To the front of the house is a gated and walled forecourt boundary, leading to the front door. To the rear we find a walled courtyard, perfect for outside entertaining, out buildings, one with power* and gated access to the rear.

Agents Note

Epc rating D. Council tax band C.

Broadband supplier: EE on Fibre plus broadband.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Ovo.

Electricity supplier: Ovo.







Energy performance certificate (EPC)

149 Albemarle Road YORK YO23 1HD	Energy rating D	Valid until:	5 April 2033
		Certificate number:	0390-2085-6240-2607-7551
Property type		Mid-terrace house	
Total floor area		82 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

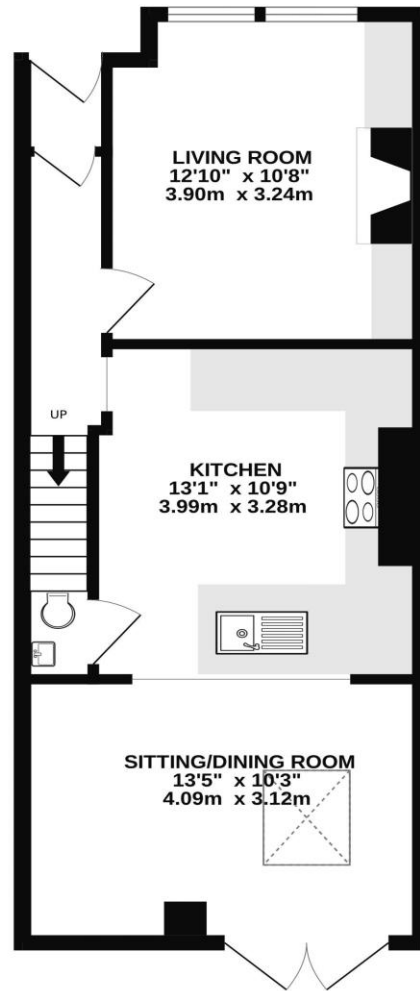
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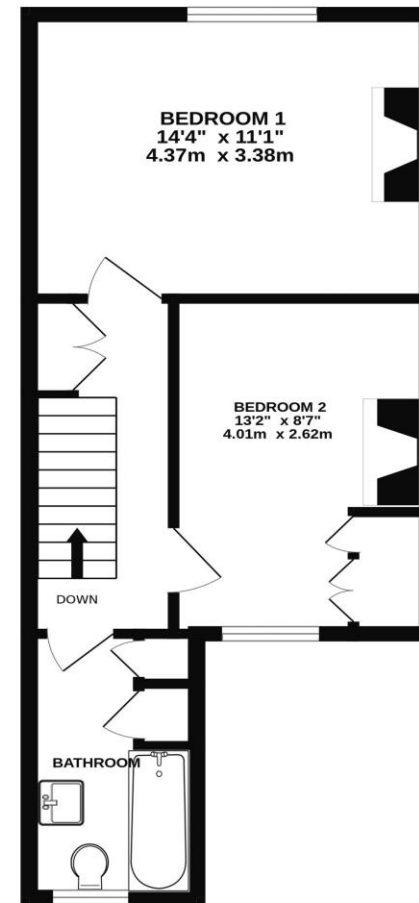
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GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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