



50 Kitchener Street,
York, North Yorkshire YO31 8SA

Guide Price £227,500


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Bishops Personal Agents offer for sale a superb, well presented two bedroom mid terraced house, situated off Huntington Road in York, just a short stroll to the York's City Centre, The Hospital, Nestle and St Johns College. This property will be very popular with both first time buyers and buy to let investors, including those looking for an airbnb, being within easy walking distance of the York Centre. Benefiting from gas central heating and double glazing, the accommodation briefly comprises: Spacious front living room, leading on to the a fitted kitchen-breakfast room, with a fabulous range of modern fitted units and space for a table and chairs. Open stairs lead to the first floor. We continue into an inner lobby with built in cupboards and a downstairs contemporary shower room completes the ground floor. To the first floor are two bedrooms. To the rear of the property is a brick outbuilding and courtyard with gated rear access. This property will particularly appeal to those wanting to live within this popular location, with easy access to the York City Centre and the outer ring road. Sold with no onward chain! An internal viewing is a must!

Kitchener Street is in a popular suburb, just around 1 miles north of York City Centre just off Huntington Road. The location boasts a wide range of local amenities including Schools, Shops, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. 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

12' 1" x 11' 5" (3.68m x 3.48m)

Upvc door and double glazed window to front aspect, tv point* and radiator*. Door leading to....

Kitchen/Breakfast Room

11' 5" x 11' 4" (3.48m x 3.45m)

Fitted with a range of modern wall and base units with matching work surfaces over, incorporating a steel sink with mixer tap, electric oven,* electric hob*, extractor hood*, dishwasher*, space for an upright fridge/freezer, double glazed windows to rear aspect, space for a table and chairs and radiator*. Stairs to the first floor. Opens to...

Inner Lobby

Built in cupboards with plumbing for a washing machine* and wall mounted boiler*. Upvc door to the courtyard. Door leading to...

Shower Room

6' 5" x 5' 5" (1.95m x 1.65m)

White three piece suite, comprising: Walk in shower with mains shower over*, pedestal wash hand basin with mixer taps, low level wc, double glazed window to side aspect, extractor fan* and radiator*.

First Floor Landing

Doors leading to...

Bedroom 1

11' 6" x 12' 1" (3.50m x 3.68m)

Double glazed window to front aspect and radiator*.

Bedroom 2

11' 5" x 8' 9" (3.48m x 2.66m)

Double glazed window to rear aspect and radiator*.

Outside

To the rear of the property is a walled courtyard with a brick outbuilding and gated access onto the service road.

Agents Note

EPC Rating D and Council Tax Band A.

Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

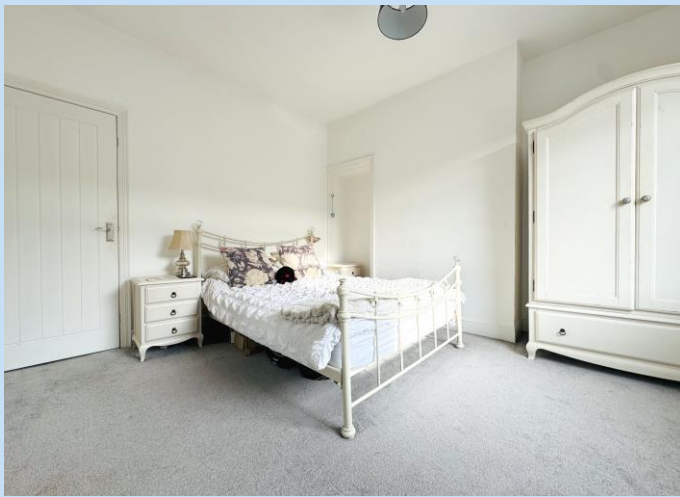
Water supplier: Yorkshire Water.

Gas supplier: Ovo.

Electricity supplier: Ovo.







Energy performance certificate (EPC)

50 Kitchener Street YORK YO31 8SA	Energy rating C	Valid until:	17 February 2035
		Certificate number:	0340-2713-0420-2995-5621

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).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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/0340-2713-0420-2995-5621>

Bishops Personal Agents

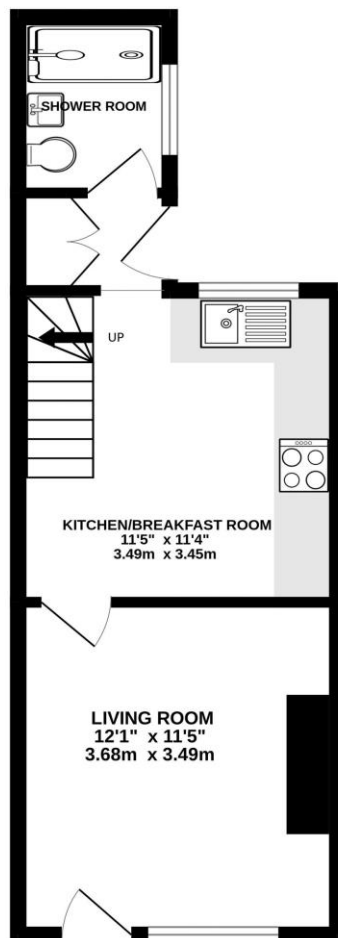
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

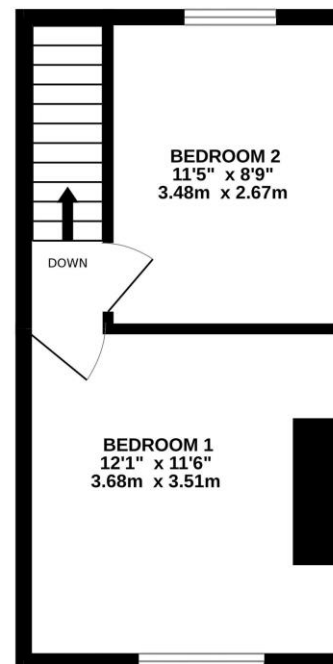
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GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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.