



71 Finsbury Street,
York, North Yorkshire YO23 1LT

Guide Price £299,950


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Bishops Personal Agents offer for sale, an immaculately presented two bedroom end of terrace on Finsbury Street, situated in 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. This property has a stylish modern twist throughout, with its underfloor heating, white kitchen, contemporary en-suite bathroom and quaint courtyard, it is sure to be popular amongst a wide range of potential buyers, including 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; Entrance door, leading into the kitchen-breakfast room, fitted with a range of contemporary white units, with some integral appliances and ample space for a table and chairs. We pass the understairs cupboard, opening into the rear living room with French doors leading to the courtyard. Stairs lead to the first floor landing, where we find the principal bedroom with a contemporary en-suite bathroom and a separate shower room completes this floor. A Further staircase leads up to the second floor, where a further bedroom can be found in the converted attic space, just right as a guest bedroom, or office space for those working from home. To the rear of the property is a walled courtyard, perfect for outside entertaining with side gated access. In summary, this lovely home in the very popular area, 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.

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.



Kitchen/Breakfast Room

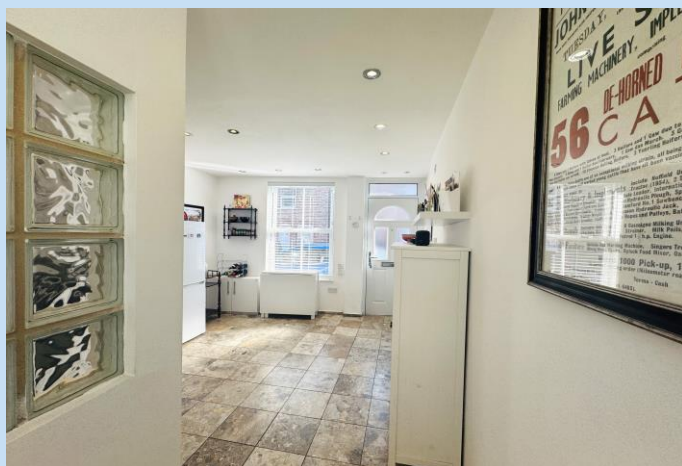
13' 6" x 10' 8" (4.11m x 3.25m)

Front entrance door. Fitted with a superb contemporary white kitchen comprising: Range of wall, floor and drawer units with matching work surfaces over, incorporating stainless steel round sink and drainer with mixer taps, electric oven*, 4 x gas hob* with extractor hood*, plumbing for a washing machine* and space for an upright fridge freezer*. Double glazed sash windows to front aspect, down lighting and under floor heating*. Opening to...

Living Room

11' 8" x 10' 3" (3.55m x 3.12m)

Double glazed windows to side aspect and French doors to rear aspect, down lighting, tv point* and tiled floor with underfloor heating*. Stairs leading to...



First Floor Landing

A stylish landing with double glazed window to side aspect, down lighting and underfloor heating*. Stairs to the second floor. Doors leading to..

Bedroom 1

12' 0" x 8' 8" (3.65m x 2.64m)

Double glazed sash window to front aspect, built in cupboards, telephone point* and underfloor heating*. Door leading to...

En-suite

7' 2" x 6' 10" (2.18m x 2.08m)

White contemporary bathroom suite comprising: Panelled bath with electric shower, low level wc, wash hand basin with mixer tap, down lighting and heated rail*.

Shower Room

7' 11" x 3' 8" (2.41m x 1.12m)

White shower suite comprising: Walk in shower cubicle with mains shower over*, low level wc, wash hand basin with mixer taps, double glazed window to rear aspect and heated rail*.



Second Floor Landing

Airing cupboard with wall mounted boiler*. Opening to...

Bedroom 2

11' 6" x 9' 3" (3.50m x 2.82m)

Double glazed window to side aspect, tv point*, eve storage 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: British Gas.







Energy performance certificate (EPC)

71 Finsbury Street YORK YO23 1LT	Energy rating D	Valid until:	1 April 2035
		Certificate number:	4800-2655-0822-3427-3753

Property type End-terrace house

Total floor area 67 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 D. 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		89 B
69-80	C		
55-68	D	55 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/4800-2655-0822-3427-3753>

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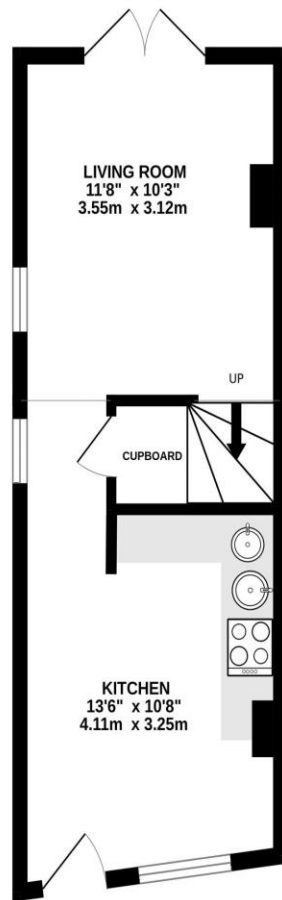
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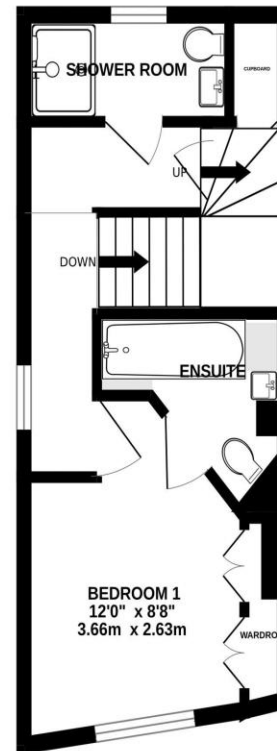
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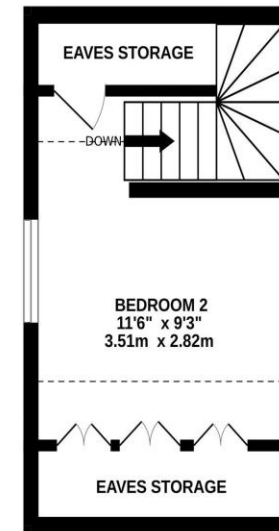
GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



2ND FLOOR
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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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.