



156 Fulford Road,  
York, North Yorkshire YO10 4DA

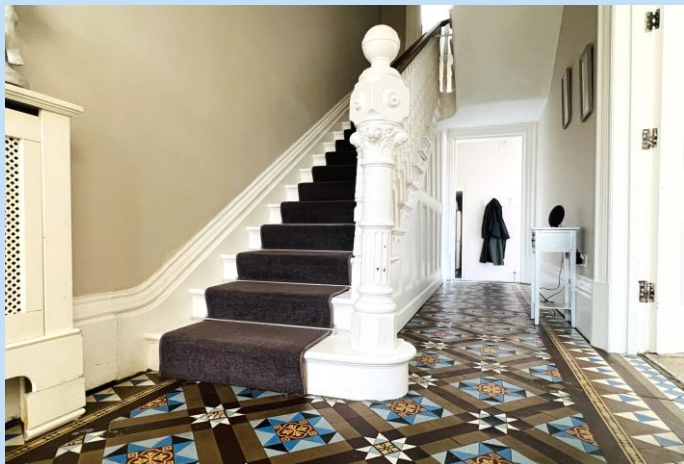
Guide Price £920,000

**BISHOPS**  
PERSONAL AGENTS

Every now and again something very special comes onto the property market and this impressive, substantial period home is no exception. Offering the best in suburban living, with its stylish kitchen and wealth of elegant period features and a sense of grandeur, this property will be incredibly popular. Bishops Personal Agents present to the market a magnificent five bedroom mid terraced house, situated in one of York's most sought after locations in York, just a short stroll from river side walks and the York City centre. Dating from around 1925, this lovely house on Fulford Road has been cherished by the current owners, offering a balance of both charming and quality features. This property will be very popular with a multitude of buyers, including, families, commuters and professionals who work in York. Another great thing is there is still a possibility to put your own stamp and style to enhance, including a side return kitchen and landscape the garden. The accommodation spread over four floors briefly comprises; Entrance vestibule and hallway with an original mosaic tiled floor, doors lead to the reception rooms, to the front we find the bay fronted living room with a feature fireplace, dining room with a further fireplace, a bespoke kitchen/breakfast room in the hub of the house, leading through to a utility and a cloakroom completes the ground floor. The magnificent stairwell leads to the first floor landing, from where we find the grande sitting room featuring high ceilings, two bedrooms and a modern family bathroom with duel sinks. The second floor comprises of three further bedrooms, perfect for a teenager or those who work from home and also has the added bonus of a shower room. In recent years the lower ground floor has been converted to a self-contained one bedroom apartment, currently generating income through holiday lets, but equally well-suited for use as a granny annex. Outside to the front we find the forecourt, providing ample off street parking, whilst to the rear a walled courtyard/garden perfect for outside entertaining. In summary, this lovely home in the very popular "Fulford Road" area provides an exceptional opportunity to secure a property that is full of charm and character. The property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the University, catchment area of Fulford School, York City centre and station. An internal viewing is strongly recommended. Sold with no onward chain!

**Proceed out of York along Fishergate leading onto Fulford Road, turn right pass Grange Street to where this property can be easily found on the right hand side, distinguished by the Bishops Personal Agents For Sale board.**

**Fulford Road is a residential street situated to the south of York City Centre just off Fulford Road and enjoys plenty of amenities including local shops, Public Houses and a Post Office. 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 Schools. 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 vestibule, glass panel door to hallway, mosaic tiled floor, ceiling cornice, corbels and radiator\*. Stairs to first floor. Doors leading to...

### Living Room

17' 8" x 15' 1" (5.38m x 4.59m) Into bay Sash bay windows to front aspect, feature cast iron fireplace with inset tiles and an open grate, ceiling cornice, ceiling rose, picture rail, tv point\* and radiator\*.

### Dining Room

15' 8" x 14' 3" (4.77m x 4.34m) Sash windows to rear aspect, feature cast iron fireplace with inset tiles, ceiling cornice, ceiling rose, picture rail and radiator\*.

### Lobby

10' 1" x 5' 1" (3.07m x 1.55m) Wall mounted boiler\*, understairs storage and radiator\*. Doors leading to....



### Kitchen/Breakfast Room

22' 1" x 10' 11" (6.73m x 3.32m) A fabulous bespoke fitted kitchen with a range of contemporary wall and base units with matching granite worktops over, inset sink with mixer taps, breakfast bar, integral appliances include a range cooker with an extractor hood over\*, space for a fridge and freezer\*, dishwasher\*, down lighting, sash windows to side and rear aspects and upright radiators\*. Doors leading to....

### Utility room

Handy utility with plumbing for a washing machine.

### Cloakroom

8' 1" x 6' 5" (2.46m x 1.95m) Sash window to side aspect, low level wc, sink and radiator\*

### First Floor Landing

Stairs to the second floor and radiators\*. Doors leading to...



### Sitting Room

17' 8" x 21' 1" (5.38m x 6.42m) Into bay Sash bay windows to front aspect, ceiling cornice, ceiling rose, picture rail, tv point\* and radiator\*.

### Bedroom 1

15' 7" x 14' 3" (4.75m x 4.34m) Sash windows to rear aspect, feature cast iron fireplace with inset tiles and an open grate, alcove cupboards, ceiling cornice, picture rail, built in cupboards, tv point\* and radiator\*.

### Bedroom 2

12' 4" x 10' 11" (3.76m x 3.32m) Sash windows to rear aspect and radiator\*.

### Family Bathroom

14' 3" x 7' 1" (4.34m x 2.16m) Fabulous bathroom with a white suite comprising: Panelled bath with mixer taps, shower cubicle with mains shower over\*, double bowl wash hand basins with mixer taps set in a vanity unit, low level wc, sash windows to side aspect, down lighting, heated rail\* and radiator\*.



## Second Floor Landing

Sky light, eve storage and radiator\*. Doors leading to....

## Bedroom 3

15' 11" x 11' 3" (4.85m x 3.43m)

Sash windows to front aspect, feature cast iron fireplace with inset tiles and an open grate, alcove cupboards and radiator\*.

## Bedroom 4

14' 5" x 13' 0" (4.39m x 3.96m)

Sash windows to rear aspect, feature cast iron fireplace with inset tiles and an open grate, alcove cupboards and radiator\*.

## Bedroom 5

11' 1" x 8' 3" (3.38m x 2.51m)

Sash windows to front aspect and radiator\*.

## Shower Room

Shower room with a white suite comprising: Walk in shower cubicle with a mains shower over\*, wash hand basin, low level wc and radiator\*.

## Outside

To the front of the property there is walled forecourt with wrought iron gates and railings providing ample off street secure parking, with steps leading to the house and basement. To the rear of the property, we find a generous walled courtyard garden, perfect for pottering, working or simply relaxing on summer evenings and outside entertaining.

## The Basement

In recent years the lower ground floor has been converted to a self-contained one bedroom apartment, currently generating income through holiday lets, but equally well-suited for use as a granny annex. Consisting: The stairwell lead to the kitchen, opening to the living room and onto the bedroom and shower room.

## Agents Note

EPC RATING D AND C for the basement. COUNCIL TAX BAND E & A for the basement. Broadband supplier: BT Broadband speed: Standard Speed. Water supplier: Yorkshire Water. Gas supplier: Ovo. Electricity supplier: Ovo.





## Energy performance certificate (EPC)

156 FULFORD ROAD  
YORK  
YO10 4DA

Energy rating  
**D**

Valid until: **7 June 2031**

Certificate number: **0447-1005-7206-4219-2200**

Property type

Mid-terrace house

Total floor area

311 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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**

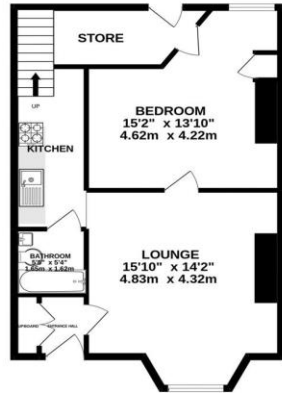
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

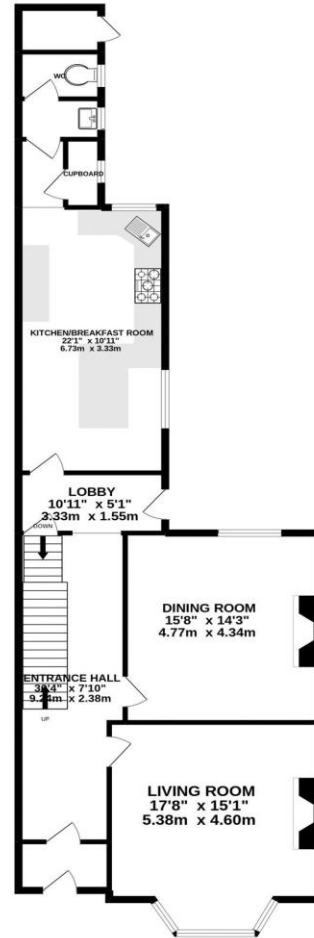
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www.bishospa.com

BASEMENT LEVEL  
568 sq.ft. (52.8 sq.m.) approx.



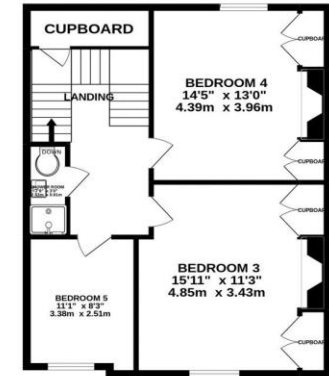
GROUND FLOOR  
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR  
963 sq.ft. (89.4 sq.m.) approx.



2ND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 3245 sq.ft. (301.5 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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