



34 South Bank Avenue,  
York, North Yorkshire YO23 1EA

Guide Price £489,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale, a fabulous four bedroom forecourted semi-detached home, with a wealth of charm and features, situated in the heart of one of York's most sought-after locations of South Bank in York, within easy walking distance of the ever popular 'Bishy Road" local shops, schools, Rowntree Park, river sidewalks into town and The Racecourse. This marvellous house on South Bank Avenue, has been well maintained by the current owners, offering a fabulous balance of period features and sympathetic touches, with the added advantage of a south facing courtyard garden. Spread over three floors, 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. A Door leads us into the open plan reception rooms. To the front we find the bay fronted living room, with shuttered windows and a feature fireplace. Then opening through folding doors, to the dining room with French doors leading out to the rear courtyard garden. We also open straight into the kitchen, featuring a superb range of modern fitted units, with some integral appliances. A downstairs shower room completes the ground floor. The stairwell leads to the first-floor galleried landing, from where we find three bedrooms, two with a feature ornate cast iron fireplace and a fabulous contemporary shower room, with Lefroy Brooks fittings. A further staircase via a door, leads us up to the fourth bedroom in the converted attic space, perfect for a teenager or as an office space for those working from home. Outside to the front we find the gated walled forecourt, whilst to the rear, accessed from the side gate, we find a south facing courtyard garden laid to lawn, with a paved patio area, just right for lazy summer evenings, plus an outbuilding, perfect for a cycle enthusiast or for a workshop. In summary, this stylish, versatile home in the very popular "South bank" area, provides an exceptional opportunity to secure a property that is both charming and containing period features. 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.

**South Bank Avenue, 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

13' 6" x 10' 9" (4.11m x 3.27m) Into bay Single glazed sash bay windows with shutters to front aspect, ceiling coving, ceiling rose, feature fire fireplace with a modern wood surround, marble hearth and inset gas fire\*, alcove shelving, tv point\* and radiator\*. Folding doors opening to...

### Dining Room

12' 1" x 11' 2" (3.68m x 3.40m) Double glazed French doors leading to the courtyard/garden, original built in cupboards, understairs storage and radiator point\*. Opening to...



### Kitchen

14' 10" x 8' 2" (4.52m x 2.49m) A fabulous fitted kitchen with a range of modern wall and base units with matching worktops over, incorporating, sink and drainer with mixer taps, integral appliances include a double electric oven\*, 4 x gas hobs\*, with an extractor hood over\*, microwave, dishwasher\*, fridge/freezer\*, down lighting, double glazed window and door to outside and radiator\*. Door leading to...

### Shower Room

7' 5" x 5' 10" (2.26m x 1.78m) White suite comprising: Walk in shower cubicle with electric shower over\*, wash hand basin, low level wc, double glazed window to side aspect and heated rail\*.



### First Floor Landing

Galleried landing and dado rail. Door and stairs to the second floor. Doors leading to...

### Bedroom 1

14' 3" x 13' 6" (4.34m x 4.11m) Into bay Single glazed sash windows with shutters to front aspect, feature ornate cast iron fireplace, picture rail and radiator\*.

### Bedroom 2

11' 11" x 8' 11" (3.63m x 2.72m) Double glazed sash windows to rear aspect, feature ornate cast iron fireplace, alcove shelving and radiator point\*.

### Bedroom 3

8' 2" x 8' 2" (2.49m x 2.49m) Double glazed windows to rear aspect, ceiling coving and radiator\*.



### Shower Room

8' 6" x 4' 4" (2.59m x 1.32m)

Contemporary suite in white with Lefroy Brooks fittings, comprising; Walk in shower cubicle with mains shower\*, bowl wash hand basins set in vanity unit with mixer taps, low level wc, double glazed sash windows to side aspect, down lighting and roll top heated rail\*.

### Second Floor Landing

Stairs leading to....

### Bedroom 4

13' 5" x 13' 2" (4.09m x 4.01m)

Converted attic space with double glazed windows to rear aspect, sky lights, eve storage and radiator\*.

### 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 south facing fenced and walled courtyard garden laid to lawn, with a paved patio area, perfect for outside entertaining, plus a brick outbuilding, with plumbing for a washing machine, power and lighting, perfect for a cycle enthusiast or workshop and side gated access to the front.

### Agents Note

Epc rating TBA. Council tax band C.

Broadband supplier: BT. "Fibre to Box".

Broadband speed: 150Mb. Full Fibre is available.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





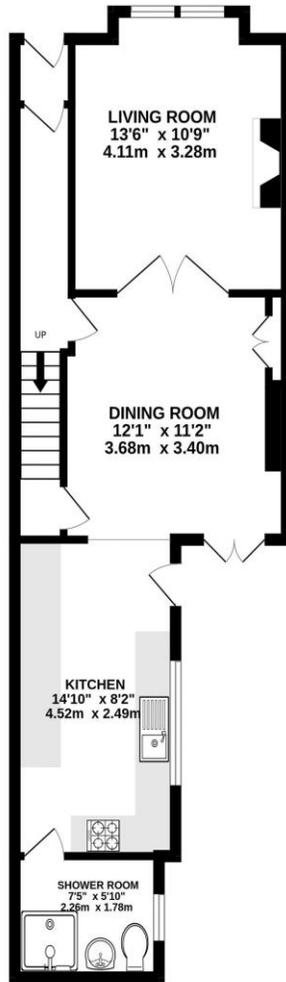
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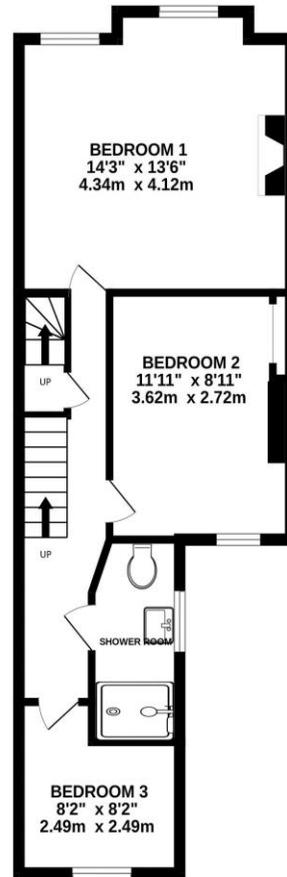
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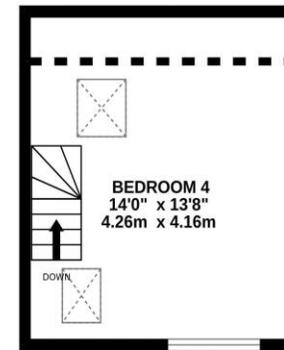
GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.3 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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