



4 Croft Mews, Bishopthorpe Road,
York, North Yorkshire YO23 1LH

Guide Price £575,000


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PERSONAL AGENTS

Bishops Personal Agents bring to the market a fantastic opportunity to purchase a 3/4 bedroom townhouse, set within this secure exclusive development, just off Bishopthorpe Road, in this very popular South Bank location in York. Just a short stroll from the thriving "Bishy Road" high street, Rowntree Park, the Race Course and river side walks to the City centre. Spread over three floors, this nicely presented versatile home is sure to appeal to a wide range of buyers including couples, families, commuters, professionals who work in York and those looking to retire. The property benefits from gas fired central heating, full double glazing and briefly comprises: Entrance porch and hallway, with doors leading to the garage and a versatile family room, currently used as a bedroom with French doors leading to the garden. A utility room and shower room, complete the ground floor. From the first floor landing, doors lead to the main reception rooms. To the rear, we find the bay fronted Living room, with a Juliet balcony and partial views towards the riverside, this in turn opens into the dining area, perfect for dinner parties and evening meals. To the front we find a spacious breakfast/kitchen with a range of modern fitted units and ample space for a table and chairs and a cloakroom. Stairs lead up to the second floor, where we find three bedrooms, the principal with built in wardrobes, en-suite and French doors leading out onto a balcony, plus a family bathroom can also be found on this floor. Outside to the front of the house, we find secure parking for two cars, while to the rear, there is an attractive fenced and paved garden, just right for outside entertaining and lazy summer evenings. In summary, this stylish home in the very popular "South Bank" area, provides an exceptional opportunity to secure a property in this fabulous gated development. 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.

Croft Mews, Bishopthorpe 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

Double glazed door leading to entrance hall, laminate flooring, ceiling coving, storage cupboard and radiator*. Doors leading to...

Sitting Room/Bedroom 4

13' 2" x 11' 4" (4.01m x 3.45m) Into bay
Multi function room, with double glazed french doors and windows leading to the garden, laminate flooring and radiator*.

Utility room

9' 7" x 5' 4" (2.92m x 1.62m)
Double glazed door to rear garden, steel sink, plumbing for a washing machine*, wall mounted boiler*, storage cupboard and radiator*.

Shower Room

7' 5" x 4' 9" (2.26m x 1.45m)
'White' suite comprising low level wc, pedestal wash hand basin, shower cubicle with mains shower*, extractor fan* and radiator*.



First Floor Landing

Stairs to the second floor and radiator*. Doors leading to...

Living Room

17' 1" x 13' 7" (5.20m x 4.14m) Into bay
Double glazed bay windows to rear aspect, feature fireplace with marble hearth, gas fire, ceiling coving, French doors with a Juliet balcony, tv point* and radiator*. Opening to...

Dining Room

9' 11" x 8' 7" (3.02m x 2.61m)
Down lighting and radiator*.

Kitchen/Breakfast Room

17' 0" x 11' 9" (5.18m x 3.58m)
Fitted with a range of base and wall mounted units with matching preparation surfaces over, double electric oven* and grill*, 4 x gas hobs*, extractor fan*, steel sink with mixer tap, integral refrigerator* and dishwasher*. French doors to front aspect with Juliet balcony, double glazed window to front aspect, ceiling coving and radiator*.



Cloakroom

4' 7" x 3' 6" (1.40m x 1.07m)
Low level wc, wash hand basin and radiator*.

Second Floor Landing

Radiator*. Doors leading to....

Bedroom 1

17' 1" x 11' 4" (5.20m x 3.45m)
Double glazed French doors to balcony. Double glazed window to rear aspect, built in wardrobes, ceiling coving and radiator*. Door leading to....

En-suite

White suite comprising; Shower cubicle* with mains shower*, wash hand basin with mixer tap, low level wc. extractor fan*, underfloor heating* and heated rail*.

Bathroom

9' 0" x 7' 4" (2.74m x 2.23m)
White suite comprising; Panelled bath, shower cubicle* with mains shower*, wash hand basin, low level wc. extractor fan* and radiator*.



Bedroom 2

13' 3" x 9' 0" (4.04m x 2.74m)

Double glazed window to front aspect, built in wardrobes, ceiling coving and radiator*.

Bedroom 3

9' 3" x 7' 11" (2.82m x 2.41m)

Double glazed window to front aspect, ceiling coving and radiator*.

Garage

There is an integral garage measuring approximately 18'1" x 8'4" with up and over door and power* and lighting*.

Outside

Driveway in front of garage, giving parking for two cars. To the rear we find an attractive fenced and hedged garden, with a paved patio, perfect for outside entertaining.

Agents Note

Epc rating C. Council tax band F.

Broadband supplier: Sky.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.

Service charge of £244.08 per annum for up keep of grounds and electric gates.





Energy performance certificate (EPC)

4 Croft Mews Bishophthorpe Road YORK YO23 1LH	Energy rating C	Valid until:	29 April 2035
		Certificate number:	0370-2538-2440-2825-1961

Property type Mid-terrace house

Total floor area 147 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		83 B
69-80	C	75 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/0370-2538-2440-2825-1961>

Bishops Personal Agents

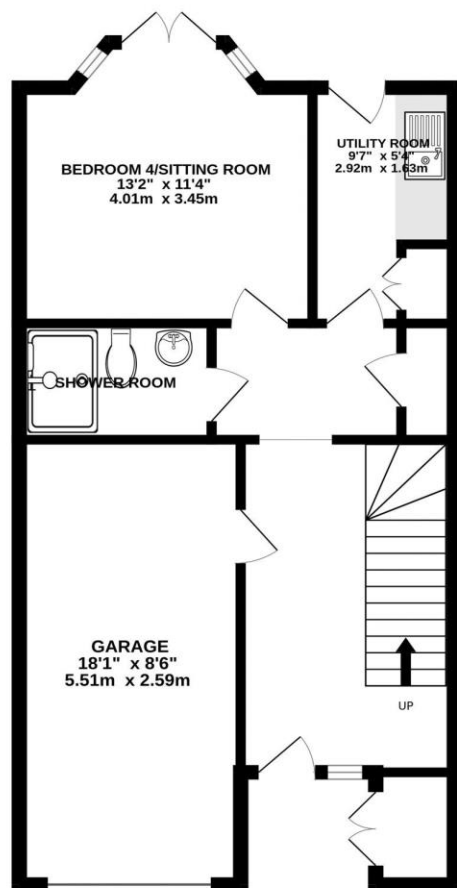
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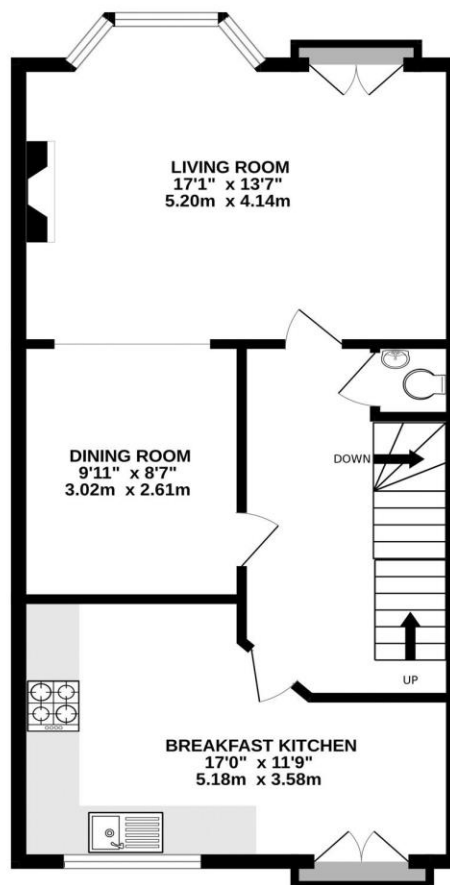
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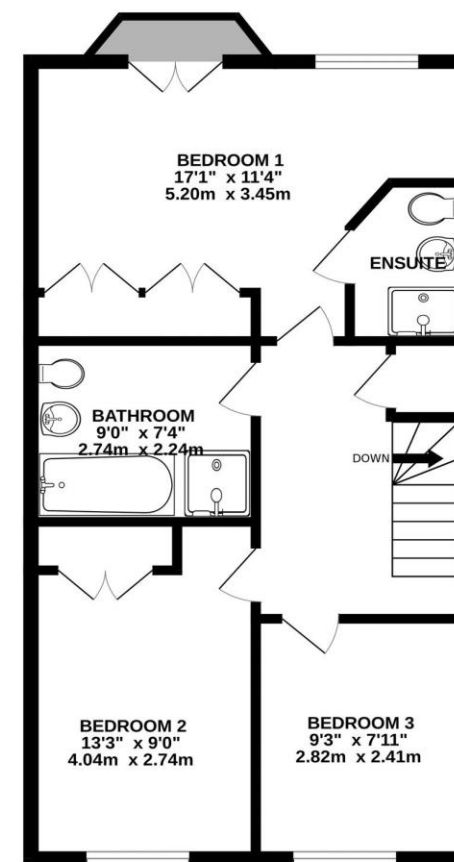
GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



2ND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.1 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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