



10 A St. Chads Wharf,  
York, North Yorkshire YO23 1LX

Guide Price £375,000

  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents offer for sale a stylish two-bedroom, first floor apartment, situated in the very quiet location of St Chads Wharf, just off Bishopthorpe Road. Just a short stroll from the thriving "Bishy Road" high street, Rowntree Park, the Racecourse and river side walks to the York City centre. This lovely apartment, which has fabulous views out towards the riverside and offering the best in quiet suburban living, will be incredibly popular with a multitude of buyers, including, couples, commuters, professionals who work in York and those looking to retire. The accommodation briefly comprises; On entering the apartment through a private entrance hall, with a handy storage cupboard, we find the spacious living room, with sliding doors opening to the Juliete balcony, letting in lots of natural light and views out towards the riverside. French doors, open into the kitchen area, with a range of white fitted units, matching work surfaces over, plus a full range of built-in appliances. There is also ample space for a table and chairs. We also find two double bedrooms, both with built in wardrobes and the principal bedroom, with and its own stylish en-suite. The contemporary bathroom suite completes the apartment. This apartment itself, is accessed through a block paved courtyard, with its own allocated parking space, plus there is secure cycle storage and visitors parking. Perfectly positioned, set in immaculate communal gardens, with a pathway, leading down to the riverside, where you can walk into town or further up the river into the village of Bishopthorpe. St. Chads Wharf is a leasehold apartment with the owners each taking a share of their own management company. In summary, set within this fantastic development, providing a unique opportunity to enjoy life in this peaceful corner of a beautiful and vibrant city and 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. Sold with no onward chain! An early viewing is highly recommended not to miss out!

**St. Chads Wharf off 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.**



### Communal Entrance

Entrance to building and stairs to all floors. Door leading to the apartment on the first floor.

### Entrance Hall

Entrance hall with security entry phone\*, walk in storage cupboard, ceiling coving and radiator\*. Panelled doors leading to...

### Living Room

16' 3" x 15' 4" (4.95m x 4.67m)

Double glazed patio doors with a Juliet balcony and open views towards the riverside, ceiling coving, tv point\*, telephone point\* and radiator\*. French doors leading to...

### Kitchen/Breakfast Room

16' 3" x 10' 10" (4.95m x 3.30m)

Fitted with a range of modern 'white' units comprising wall, floor and drawer units with matching work surfaces over. Steel sink with mixer tap. Built-in electric oven\* and 4 x gas hob\*, with extractor fan\* over. Integral dishwasher\*, washer/dryer\*, fridge\* and freezer\*. Double glazed windows to front and side aspects, down lighting and radiator\*.



### Bedroom 1

19' 10" x 10' 2" (6.04m x 3.10m)

Double glazed window to rear aspect, fitted wardrobes, ceiling coving and radiator\*. Door leading to...

### En-suite

6' 4" x 4' 11" (1.93m x 1.50m)

'White' suite comprising walk in shower cubicle with mains shower\*, wash hand basin set in a vanity unit with a mixer tap, low level wc, extractor fan\*, down lighting\* and heated rail\*.

### Bedroom 2

12' 8" x 11' 8" (3.86m x 3.55m)

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

### Bathroom

6' 11" x 6' 8" (2.11m x 2.03m)

'White' suite comprising; Bath. with mixer taps and mains shower over\*, wash hand basin with a mixer tap, low level wc, extractor fan\*, down lighting\* and heated rail\*.



### Outside

Attractive communal gardens, brick cycle stores and reserved allocated car parking. Pathway leads down to the riverside with secure gated access.

### Tenure

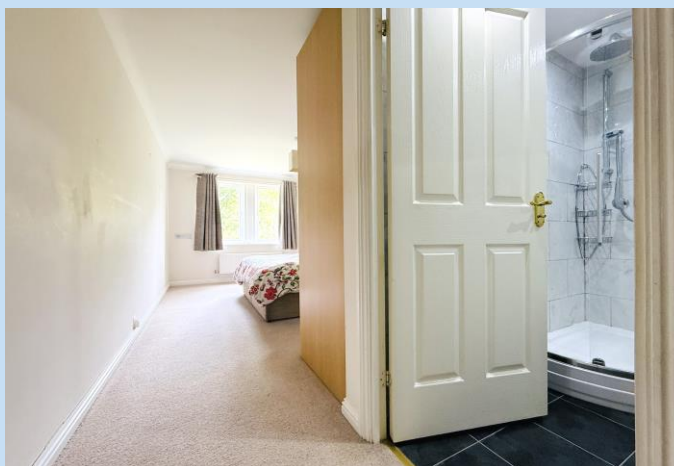
We have been informed by the vendor that the property is leasehold with a 999-year lease which commenced in 1999, 974 years left. Current service charge £1,972 and the ground rent £0 per annum, which includes building insurance and maintenance of communal areas plus window cleaning and gardening. Reviewed Annually. The council tax is band E. This apartment can be let, but not as a holiday let and minimum 6 months. Pets are not allowed. Details which should be checked at the time of purchase by a solicitor.

### Agents Note

Epc rating B, Council tax band E.  
Broadband supplier: BT.  
Broadband speed: Standard Speed.  
Water supplier: Yorkshire Water.  
Gas supplier: Scottish Power.  
Electricity supplier: Scottish Power.









## Energy performance certificate (EPC)

10a St. Chads Wharf  
YORK  
YO23 1LX

Energy rating

**B**

Valid until:

**16 July 2034**

Certificate number:

**4900-3999-0022-3398-3343**

Property type

Mid-floor flat

Total floor area

84 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>).

**Bishops Personal Agents**

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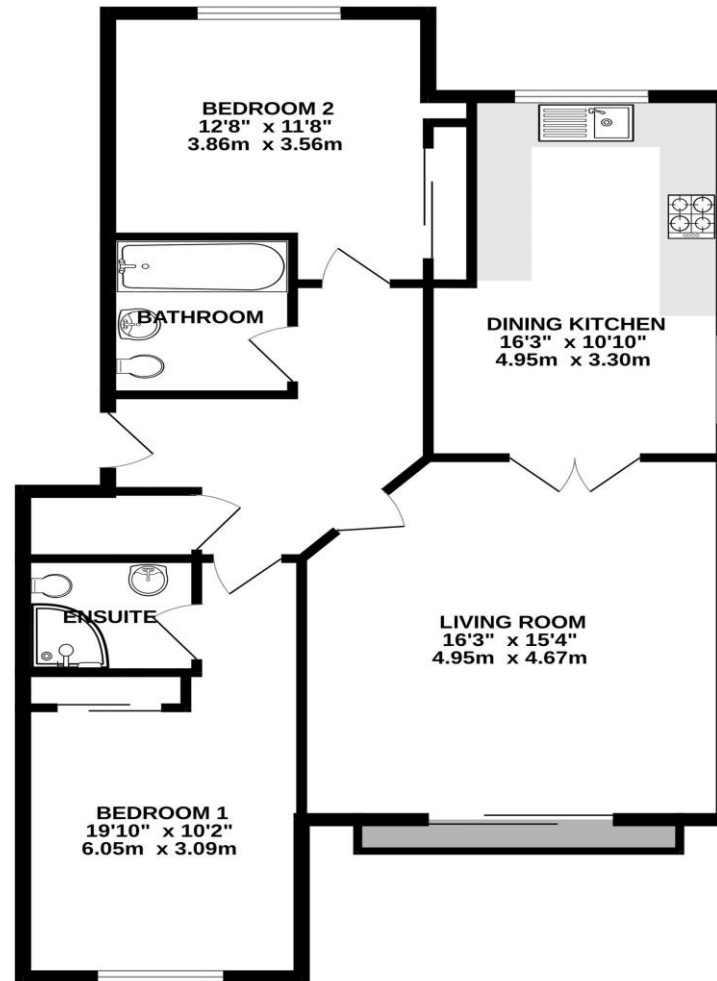
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GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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.