



132 Fulford Road,  
York, North Yorkshire YO10 4BE

Guide Price £650,000

  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents offer for sale, an excellent four-bedroom Victorian terraced house, set in the heart of one of York's most popular locations of Fishergate. Dating from around 1890, this lovely family home on Fulford Road, has been cherished and extended by the current owners, offering the best in suburban living, with a wealth of charm and sympathetic touches, creating a wonderful home to live. With easy access to the York city centre, river sidewalks and just a short stroll from very popular local schools, including the highly regarded Fulford Secondary School and the Millennium bridge, taking you over to Rowntree Park and the very popular "Bishy Road" high street. Spread over three floors, with its extended stylish living/kitchen and converted attic space, this lovely property will be incredibly popular with a multitude of buyers, including families, commuters, those looking to retire and professionals who work in York. The accommodation briefly comprises; Entrance vestibule, with a stained-glass door leading into the hallway, from where doors lead to the reception rooms. To the front we find the cosy bay fronted living room, with original shutters and a feature fireplace. Then to the rear a fabulous extended, open plan living space, the kitchen with a range of white fitted units, bathed in an abundance of natural light from the skylights, with ample space for a table and chairs, also opening to a further central sitting room, with a feature ornate fireplace, making it a perfect space for relaxing and entertaining, plus French doors open out to the rear courtyard garden. A handy utility completes the ground floor. From the first-floor landing, we find three well-proportioned bedrooms and a family bathroom. A further staircase leads up to the superb converted attic space, perfect for a teenager or just right for those who work from home. Externally to the front, we find a walled forecourt with wrought iron gated railings, with a pretty garden with a blossoming wisteria in spring, leading to the front door. To the rear is private walled courtyard garden, laid to lawn with a paved patio area, perfect for lazy summer evenings and outside entertaining. Also close by, off Grange Garth, a garage perfect for a car/cycle enthusiast or extra storage. In summary, this lovely versatile home in the very popular "Fishergate" area, provides an exceptional opportunity, to secure a property with a wealth of charm and period features. This family home will also particularly appeal to those for whom location within this popular area is crucial and easy access to the City centre. An internal viewing is strongly recommended not to miss out!

**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, stained glass porch door and window above to the hallway, ceiling cornice, corbels, dado rail and radiator\*. Stairs to the first floor. Doors leading to...

### Living Room

15' 6" x 13' 2" (4.72m x 4.01m) Into bay Sash bay window to front aspect with original shutters, ceiling rose, ceiling coving, picture rail, feature cast iron fireplace with tiled insets and wood surround, inset gas fire\*, tv point\* and radiator\*.

### Sitting Room

11' 10" x 10' 7" (3.60m x 3.22m) Ceiling rose, ceiling coving, picture rail, feature ornate cast iron fireplace with tiled insets, open grate and radiator\*. Opening to...

### Kitchen/Breakfast Room

19' 5" x 16' 0" (5.91m x 4.87m) Bespoke kitchen fitted with a range of base units incorporating a steel drainer sink unit with mixer taps, electric oven\*, grill\*, electric hob\*, ceiling extractor hood\*, built in dishwasher\*, space for an upright fridge/freezer\*, pantry, sky lights, ample space for a table and chairs, French doors leading into the courtyard garden, down lighting and radiator\*. Door leading to...

### Utility room

9' 9" x 7' 5" (2.97m x 2.26m) Handy utility with plumbing for a washing machine\*, space for a dryer, window to side aspect, quarry tiled floor, wall mounted boiler\*, door leading to the garden and radiator\*.

### First Floor Landing

Stained glass sash window to side aspect, ceiling coving, corbels and dado rail. Stairs to the second floor. Doors leading to...

### Bedroom 1

14' 2" x 12' 10" (4.31m x 3.91m) Sash windows to the front aspect, ceiling coving and radiator\*.

### Bedroom 2

11' 10" x 10' 8" (3.60m x 3.25m) Sash windows to the rear aspect, ceiling coving and radiator\*.

### Bedroom 3

11' 1" x 8' 9" (3.38m x 2.66m) Windows to the rear aspect, ceiling coving and radiator\*.

### Bathroom

7' 3" x 5' 4" (2.21m x 1.62m) Bathroom with a white suite: Panelled bath with mixer tap and shower head attachment, mains shower over, wash hand basin, low level wc, sash opaque window to the side aspect, down lighting, heated rail\* and radiator\*.





## Second Floor Landing

Sky light. Door leading to...

## Bedroom 4

19' 11" x 15' 9" (6.07m x 4.80m)

Converted attic space with double glazed windows to rear aspect, sky light to front aspect, eave storage and radiator\*.

## Outside

Externally to the front, we find a walled forecourt with wrought iron gated railings, with a pretty garden with a blossoming wisteria in spring, leading to the front door. To the rear is private walled courtyard garden, laid to lawn with a paved patio area, perfect for lazy summer evenings and outside entertaining and a brick store with power and lighting.

## Garage

16' 3" x 7' 4" (4.95m x 2.23m)

The house also has a garage, down a lane off Grange Garth with power and lighting.

## Agents Note

Epc rating D, Council tax band D.

Broadband supplier: Vodafone on City fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Utility Warehouse.

Electricity supplier: Utility Warehouse.

The loft conversion was in 2009 and the kitchen extension in 2012, when the boiler was also fitted.







## Find an energy certificate (/)

English | [Cymraeg](#)

# Energy performance certificate (EPC)

132 Fulford Road YORK YO10 4BE	Energy rating <b>D</b>	Valid until:	11 June 2035
		Certificate number:	0390-2889-2560-2595-5161

Property type

Mid-terrace house

Total floor area

168 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 C.

[See how to improve this property's energy efficiency.](#)

**Bishops Personal Agents**

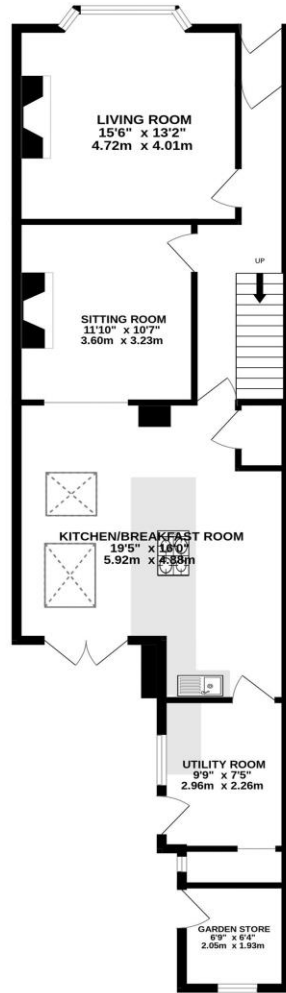
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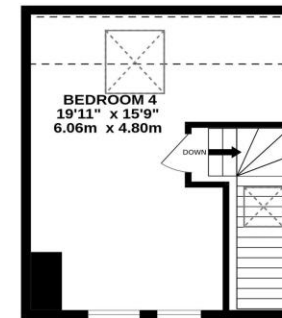
GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



2ND FLOOR  
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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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