



96 Union Terrace,  
York, North Yorkshire YO31 7ES

Guide Price £675,000

  
**BISHOPS**  
PERSONAL AGENTS



Are you looking for a fabulous five-bedroom mid terraced property, with a little twist of imagination and a wealth of charm? Come and view this exceptional home just off Clarence Street, within half a mile of York city centre. Just a short stroll from the York Hospital, St John University, popular local schools, including St Peters and the station. As soon as you walk through the front door you know you're looking at something rather special. Spread over four floors, this lovely house on Union Terrace dating from around 1838, has been cherished and updated by the current owner, offering the best in suburban living with a balance of both charming and stylish quality features. With its stylish features, lovely courtyard garden and newly installed soundproofed sash windows, this uniquely brilliant 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 hallway with a Yorkshire stone floor, from where doors lead to the reception rooms. To the front we find the kitchen breakfast room, with a range of modern fitted units, a variety of integral appliances, plus ample space for a table and chairs. To the rear a cosy living room, with a fabulous feature fireplace and stunning sash windows, bathing to room with natural light, looking out to the rear courtyard/garden. A cloakroom completes the ground floor. The stairwell leads to the first-floor landing, from where we find two bedrooms, both with feature fireplaces and built in alcove wardrobes, plus a modern fitted bathroom with a free-standing bath. A further stairwell leads to the second-floor landing, two further bedrooms, the principal with another feature fireplace and en-suite. Also from the ground floor, stairs lead us down into the basement to a versatile living space, currently configured as a home office with double doors, welcoming you into the garden, together with another double bedroom. Ideal for those wanting a separate space for guests or could be used as a gym. Outside to the front we find the forecourt with wrought iron gated railings, whilst to the rear a fabulous sunny aspect walled courtyard garden, perfect for lazy summer evenings and relaxing throughout the year. In summary, this lovely home, just off the City centre provides an exceptional opportunity to secure a property that is both charming and contemporary. This property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the City centre and station. An internal viewing is strongly recommended to see this superb quality home.

**Union Terrace, is located in a popular suburb, just North of the York City Centre. The location boasts a wide range of local amenities and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just around 2 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. 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, stained glass window above to the hallway, York stone floor, ceiling cornice, corbels and radiator\*. Stairs to the first floor. Doors to the basement and stained glass door to the garden. Doors leading to...

### Kitchen/Breakfast Room

14' 1" x 13' 0" (4.29m x 3.96m)

A fabulous fitted kitchen with a range of contemporary wall and base units with matching worktops over, sink with mixer taps, integral appliances include a electric oven\*, 5 x gas hobs with an extractor hood over\*, dishwasher\*, plumbing for a washing machine\*, electric fire\*, space for a free standing fridge freezer, down lighting, ample space for a table and chairs and upright radiator\*.

### Living Room

13' 11" x 11' 8" (4.24m x 3.55m)

Double glazed sash windows to rear aspect, feature ornate cast iron fire fireplace with open grate, ceiling coving, picture rail, alcove shelving, tv point\* and upright radiator\*.



### Cloakroom

Window to side aspect and low level wc.

### First Floor Landing

Double glazed sash window to rear aspect, dado rail and radiator\*. Stairs to the second floor. Doors leading to...

### Bedroom 1

14' 0" x 11' 10" (4.26m x 3.60m)

Double glazed sash windows to rear aspect, feature fire fireplace with open grate, ceiling cornice, picture rail, alcove cupboard and radiator\*.

### Bedroom 2

12' 2" x 12' 1" (3.71m x 3.68m)

Double glazed sash windows to front aspect, feature fire fireplace with open grate, ceiling cornice, picture rail, alcove cupboard and radiator\*.



### Bathroom

11' 5" x 5' 6" (3.48m x 1.68m)

Modern bathroom with a white four piece suite comprising: Freestanding bath with mixer taps, shower cubicle with mains shower, pedestal wash hand basin with mixer taps, set in a vanity unit, low level wc, double glazed sash window to rear aspect, down lighting and heated towel rail\*.

### Second Floor Landing

Double glazed sash window to rear aspect, dado rail and built in cupboards. Doors leading to...

### Bedroom 3

24' 4" x 9' 0" (7.41m x 2.74m)

Double glazed sash windows to rear aspect, feature cast iron fire fireplace, sky light and radiator\*. Door leading to...

### En-suite

6' 7" x 4' 6" (2.01m x 1.37m)

Modern showeroom with a white three piece suite comprising: Shower cubicle with electric shower, pedestal wash hand basin with mixer tap, low level wc and radiator\*.





#### Bedroom 4

15' 0" x 8' 6" (4.57m x 2.59m)

Sky light and radiator\*.

#### Basement

Storage cupboard. Doors leading to...

#### Family Room

13' 7" x 9' 10" (4.14m x 2.99m)

French doors leading to the garden, alcove cupboards, down lighting and radiator\*. Door leading to...

#### Bedroom 5

13' 11" x 12' 6" (4.24m x 3.81m)

Double glazed window to front aspect, alcove shelving, bowl wash hand basin with mixer tap, down lighting and radiator\*.

#### Outside

To the front of the house is a forecourt boundary with wrought iron gated railings, leading to the front door. To the rear is walled courtyard garden, perfect for lazy summer evenings and outside entertaining, shrub borders and a garden shed.

#### Agents Note

Epc rating D. Council tax band E.

Broadband supplier: Virgin media, full fibre broadband.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







## Energy performance certificate (EPC)

|                                       |                           |                     |                          |
|---------------------------------------|---------------------------|---------------------|--------------------------|
| 96, Union Terrace<br>YORK<br>YO31 7ES | Energy rating<br><b>D</b> | Valid until:        | 17 May 2026              |
|                                       |                           | Certificate number: | 9488-7019-6265-8616-3900 |

Property type Mid-terrace house

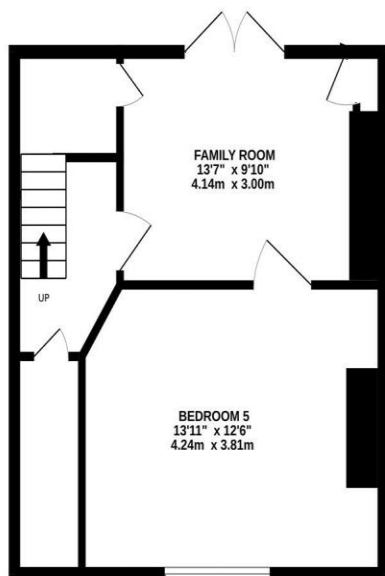
Total floor area 174 square metres

### Rules on letting this property

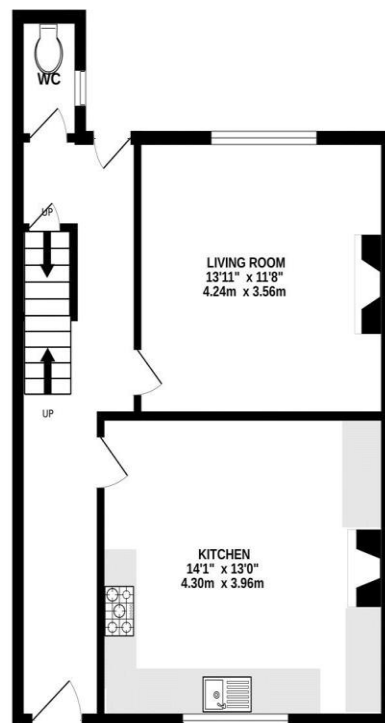
Properties can be let if they have an energy rating from A to E.

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>).

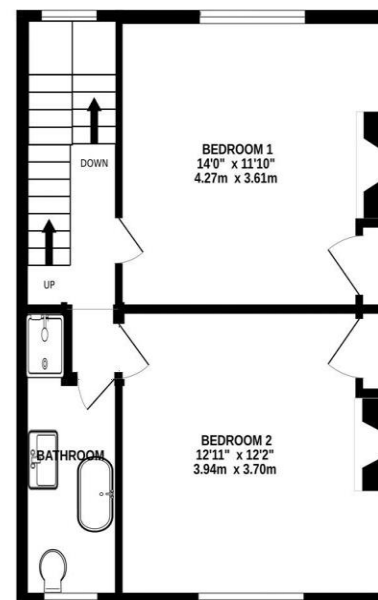
LOWER GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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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