



120 Newland Park Drive,
York, North Yorkshire YO10 3HP

Guide Price £299,950


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PERSONAL AGENTS

Bishops Personal Agents present to the market a fantastic opportunity to add your own stamp and style to this three bedroomed semi-detached family home, located in a sought after location just off Hull Road, with easy access to the York city centre, University of York, local shops and the outer ring road. Also with nearby parks, popular local schools and shops close at hand. This property will appeal to a multitude of buyers including young professionals who work at the University, couples, families and buy to let investors, plus developers looking for a project. Another great thing about this house is there is an opportunity to convert the attic space. The accommodation briefly comprises; Entrance hallway with doors leading to the reception rooms. To the front we find the bay fronted dining room, in turn opening to the rear living room, with a feature fireplace and patio doors leading out to the garden. The kitchen is fitted with a range shaker style units and a breakfast bar, completes the ground floor. From the first-floor landing are three bedrooms, a modern shower room and separate cloakroom. Outside, to the front is off street parking on a driveway, leading to the garage, just right for a car/cycle enthusiast or a workshop. To the rear is a fenced garden, laid to lawn with a paved patio area, perfect for outside entertaining. In summary, this property provides an exceptional opportunity to secure a home, where you can add your own personality and put your own stamp on a family home, with easy access to the York city centre, University of York and road networks from the outer ring road. Sold with no onward chain! An early internal viewing is a must!

Newland Park Drive is situated in a popular residential area off Hull Road 1.5 mile east of York City Centre and 0.5 miles north of York University. The area boasts a range of local shops, public houses and sporting facilities and is served by a frequent bus service. The Outer Ring Road (A1237) and the A64 are a further 2.5 miles to the east. 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. 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

Double glazed front entrance door and windows to hallway and radiator*. Stairs leading to the first floor. Doors leading to...

Dining Room

14' 3" x 11' 5" (4.34m x 3.48m) Into bay
Double glazed bay windows to front aspect and radiator*. Opening to...

Living Room

14' 0" x 11' 0" (4.26m x 3.35m)
Double glazed windows to rear aspect, feature fireplace with Adams style surround, marble hearth, inset gas fire*, patio doors to the garden, tv point* and radiator*.

Kitchen

18' 8" x 6' 11" (5.69m x 2.11m)
Fitted kitchen with a range of base and wall mounted units with matching work preparation surfaces over, inset steel sink, integral appliances include electric oven* and grill*, 4 x gas hob*, double glazed windows to rear and side aspects, under stairs storage and radiator*. Door leading to the garage.



First Floor Landing

Double glazed window to side aspect and loft hatch.
Doors leading to...

Bedroom 1

14' 3" x 11' 1" (4.34m x 3.38m) Into bay
Double glazed bay windows to front aspect and radiator*.

Bedroom 2

14' 7" x 10' 11" (4.44m x 3.32m)
Double glazed bay windows to rear aspect, built in wardrobes and radiator*.

Bedroom 3

6' 11" x 6' 9" (2.11m x 2.06m)
Double glazed windows to front aspect and radiator*.

Shower Room

6' 10" x 5' 5" (2.08m x 1.65m)
Modern white two piece suite comprising: Shower with mains shower*, pedestal wash hand basin with mixer tap, double glazed windows to rear aspect and radiator*.



Cloakroom

3' 11" x 2' 4" (1.19m x 0.71m)
Double glazed windows to side aspect and low level wc.

Garage

23' 6" x 7' 9" (7.16m x 2.36m)
Double doors to the front and door and window to the garden, power and lighting*.

Outside

Outside, to the front of the property there is a walled garden area, providing ample off-street parking leading to the attached garage, perfect for a cycle enthusiast or workshop. To the rear, we find a garden laid to lawn, with a paved patio area.



Agents Note

Epc rating D. Council tax band C.

Broadband supplier: Empty house, Not connected.

Broadband speed: Not connected.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





Energy performance certificate (EPC)

120 Newland Park Drive YORK YO10 3HP	Energy rating D	Valid until:	29 April 2035
		Certificate number:	0390-2275-3470-2225-8821

Property type Semi-detached house

Total floor area 95 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

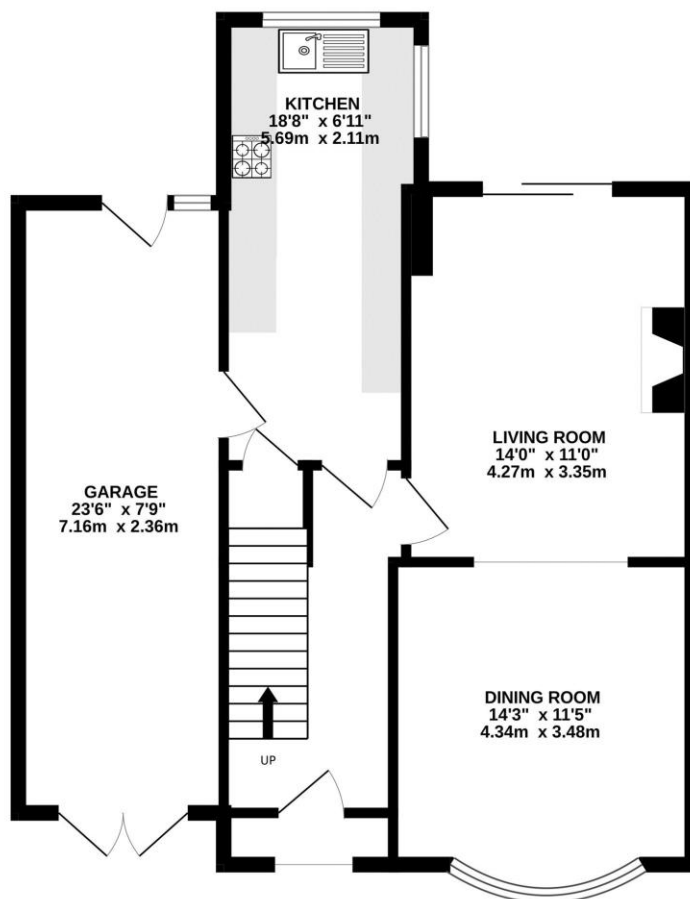
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

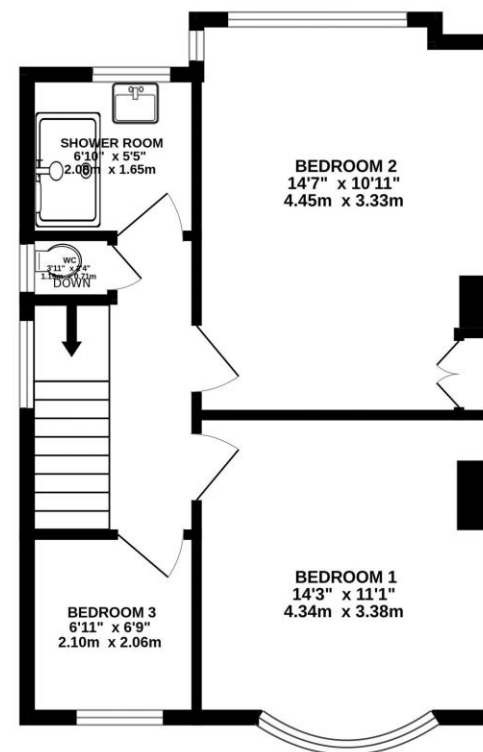
paul.atkinson@bishopspace.com

www.bishopspace.com

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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