



13 Lawson Road,
York, North Yorkshire YO24 1NE

Guide Price £549,950


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Bishops Personal Agents offer for sale a fantastic opportunity to purchase this excellent four-bedroom semi-detached family home, just a short distance out of the city of York. Offering the best in city suburb living, located in a quiet street just to the south of York in Dringhouses, well situated with easy access to the outer ring road and into the York City Centre, also within easy walking distance of local shops, schools, the Knavesmire as well as easy access to the A64 and beyond. This superb property, spread over three floors, has been cherished and updated by the current owners in one of York's most popular locations. Ideal for a multitude of buyers including professional couples, families and those looking to retire, this property will be very popular. Another great thing about this house is that there is still further potential to enhance the house, by developing above the garage as others have on the street. The ground floor accommodation comprises; Entrance hallway with a staircase to the first floor. Doors lead us into to the reception rooms, where we find to the front we find the cosy bay fronted living room with a feature contemporary wall mounted fire. Then opening through French doors, into the to the rear dining room with bay windows overlooking the garden. Also, from the hallway is a modern fitted kitchen, with a range of integral appliances and a further door leading to the garage. From the first-floor landing, are three well-proportioned bedrooms, the two-bay fronted with built in wardrobes and a bathroom and separate cloakroom complete this floor. A further staircase leads us up to the converted attic space, just right for a teenager or those working from home. 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 well stocked perennials, flowering plants, a haven for wildlife and those green fingered buyers, just right for pottering, working or simply relaxing on summer evenings. To further compliment the garden there is a raised decking area, perfect for outside entertaining and a summer house. Just a short stroll away, we also find the Knavesmire, perfect for dog walkers close at hand. 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, station and out onto the A64 towards Leeds and afar. An internal viewing is strongly recommended, not miss out on this charming home.

Located on the sought after south side of York. Tadcaster Road has access to many local amenities including supermarkets, shops, schools, bars, restaurants and sports facilities. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre and restaurants. 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, round stained-glass window to side and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

15' 8" x 11' 3" (4.77m x 3.43m) Into bay
Double glazed bay windows to front aspect, feature wall mounted electric fire*, tv point* and radiator*. French doors opening to...

Dining Room

14' 11" x 11' 5" (4.54m x 3.48m) Into bay
Double glazed bay windows to rear aspect and up right radiator*.



Kitchen

14' 3" x 7' 11" (4.34m x 2.41m)
Fitted kitchen with a modern range of base and wall mounted units with matching work preparation surfaces over, Inset sink with mixer taps, integral appliances include electric cooker* and grill*, induction hob*, extractor hood*, fridge * and dishwasher*, double glazed windows to rear aspect, down lighting and upright radiator*. Door leading to the garage.

First Floor Landing

Double glazed window to side aspect and stairs to the second floor. Doors leading to...

Bedroom 1

15' 8" x 11' 5" (4.77m x 3.48m) Into bay
Double glazed bay windows to front aspect, built in wardrobes, drawers, ceiling coving, down lighting and radiator*.



Bedroom 2

15' 0" x 11' 4" (4.57m x 3.45m) Into bay
Double glazed bay windows to rear aspect, built in wardrobes, ceiling coving, tv point* and radiator*.

Bedroom 3

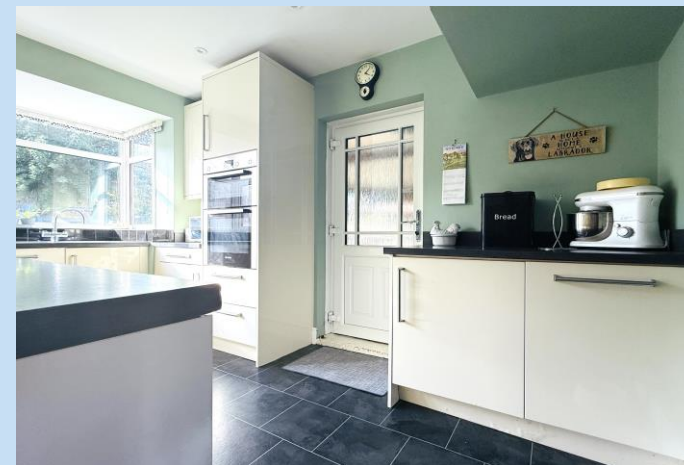
8' 0" x 7' 4" (2.44m x 2.23m)
Double glazed windows to front aspect, ceiling coving and radiator*.

Bathroom

7' 8" x 5' 4" (2.34m x 1.62m)
Modern white two piece suite comprising: Bath with mixer taps and mains shower*, pedestal wash hand basin with mixer tap, set in a vanity unity, double glazed windows to rear aspect, down lighting and heated towel rail*.

Cloakroom

4' 3" x 2' 6" (1.29m x 0.76m)
Double glazed windows to side aspect and low level wc.



Second Floor Landing

Double glazed windows to side aspect. Door leading to...

Bedroom 4

14' 11" x 11' 9" (4.54m x 3.58m)

Converted attic space with sky lights to front and rear aspects, built in wardrobes and cupboard, down lighting, eve storage and radiator*.

Garage

Up and over door, double glazed windows and upvc to the garden, plumbing for a washing machine*, 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 well stocked perennials, flowering plants, a haven for wildlife and those green fingered buyers, just right for pottering, working or simply relaxing on summer evenings. To further compliment the garden, we find a raised decking area, perfect for outside entertaining and a summer house.

Agents Note

Epc rating C, Council tax band D.

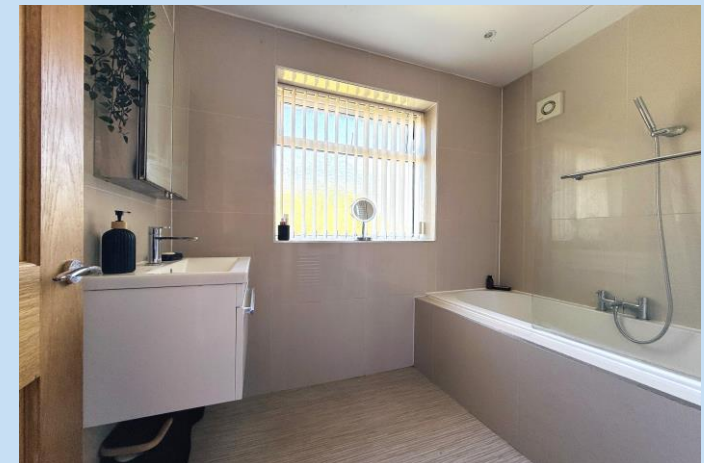
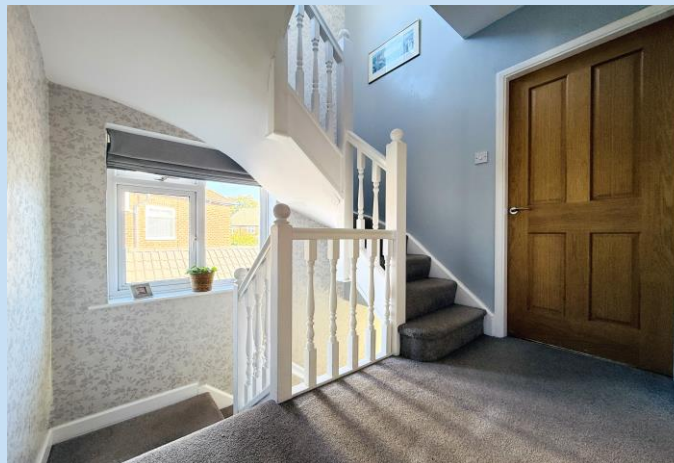
Broadband supplier: EE (Fast fibre).

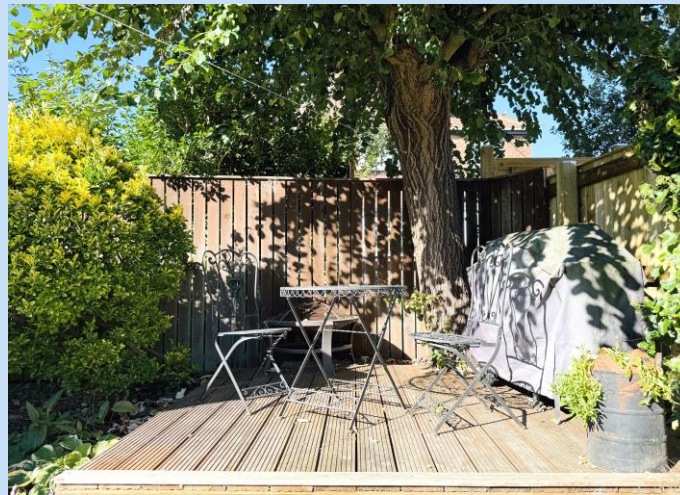
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: So Energy.

Electricity supplier: So Energy.





[Find an energy certificate \(/\)](#)

English | [Cymraeg](#)

Energy performance certificate (EPC)

13 Lawson Road YORK YO24 1NE	Energy rating C	Valid until:	27 September 2035
		Certificate number:	0360-2185-0510-2025-6535

Property type Semi-detached house

Total floor area 138 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 C.

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

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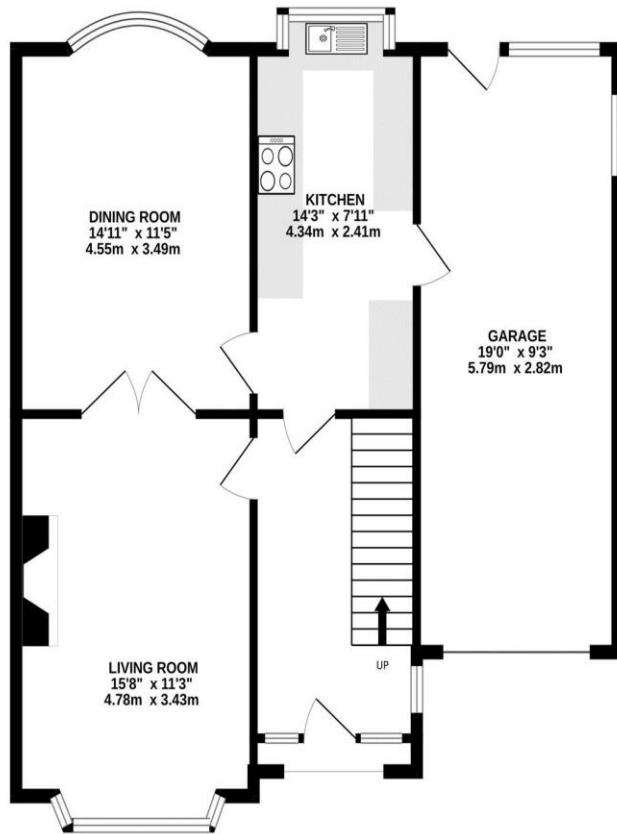
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

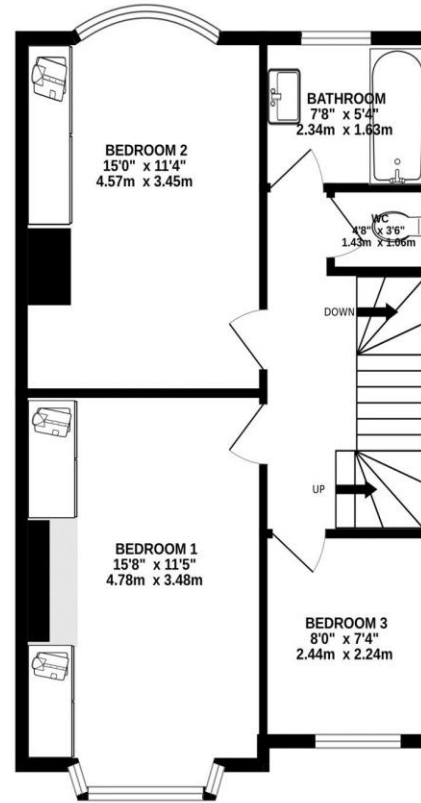
paul.atkinson@bishopspa.com

www.bishopspa.com

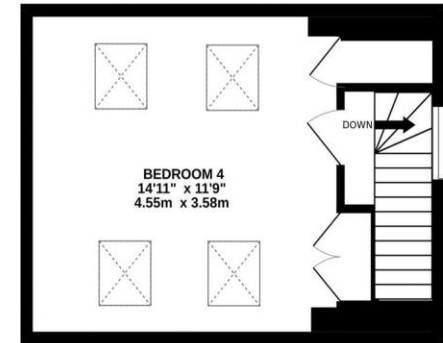
GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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.