



82 Frances Street,
York, North Yorkshire YO10 4DP

Guide Price £299,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale an opportunity to purchase a two-bedroom mid terraced house, situated in one of York's most sought-after locations on Frances Street in Fulford. This property is sure to be very popular to all purchasers, including first time buyers, commuters, those looking for a buy to let including holiday lets and will suit those who wish to both work and live on the fringe of this historic city or attend the University, and is only a brief walk along the riverside to the city centre shopping parades, cafe's and bars. Also, inside the catchment of the very popular Fulford Schools! In brief comprises; An entrance vestibule and hallway leads into the reception rooms. To the front we find the arched windowed dining room, with an original tiled fireplace. Then to the rear, a further door leads to the spacious living room, with a feature fireplace and under stairs storage. A fitted kitchen with a range of modern grey units, plus a downstairs wet room completes the ground floor. The stairwell leads up onto the first-floor landing. From where we find two double bedrooms, the principal with an en-suite shower room and the second bedroom with a ladder leading up to a handy attic space. To the rear of the property is a south facing courtyard with rear gated access and a handy brick outbuilding, perfect as a small workshop or cycle store. In summary this well-presented home is offering well balanced accommodation close to the city, perfect for those who work in the York centre or attend the University. Sold with no onward chain! An early viewing is a must not to miss out!

Leaving York heading south along Fishergate (A19), pass The Light horseman Public House and follow the road and take the third turning into Wenlock Terrace opposite the Fulford Arms, at the bottom of the street turn right then immediate left onto Frances Street, to where the property is situated on the left hand side, identified by the Bishops for sale sign.

This property is situated on Frances Street, a residential crescent tucked in a quiet side street just off popular Fulford Road. Just a short distance from York city centre along the beautiful tree lined river walkway, the property is ideal for those looking be close to the York's historic attractions. Nearby are a wide variety of amenities including restaurants and a range of independent shops. The property falls within the admission area for the highly regarded Fulford Secondary School.



Entrance Hall

Front door leading to the vestibule. Glass panel door leading to the hallway, ceiling coving, dado rail and radiator*. Stairs to the first floor. Doors leading to...

Dining Room

10' 4" x 10' 4" (3.15m x 3.15m)

Arched window to front aspect, feature original tiled fireplace, ceiling coving, alcove cupboards, tv point* and radiator*.

Living Room

14' 0" x 12' 7" (4.26m x 3.83m)

Double glazed window to rear aspect, feature fireplace with inset electric fire and wood surround, ceiling coving, tv point*, understairs storage and radiator*. Door leading to....

Kitchen

10' 6" x 5' 9" (3.20m x 1.75m)

Fitted with a range of grey modern wall and base units with matching work surfaces over, incorporating a steel sink with mixer tap, integral electric oven and grill*, induction hob*, extractor hood*, plumbing for a dishwasher* and washing machine*, space for a fridge, double glazed window to side aspect and door leading to outside. Door opens to...

Wet Room

5' 10" x 5' 1" (1.78m x 1.55m)

Presented with a white suit comprising: An electric shower*, pedestal wash hand basin, set in a vanity unit with a mixer tap, low level wc, double glazed window to side aspect and radiator*.

First Floor Landing

Doors leading to...

Bedroom 1

13' 11" x 10' 1" (4.24m x 3.07m)

Window to front aspect, ceiling coving and radiator*. Door leading to...

En-suite

Presented with a white suite comprising: Walk in cubicle with mains shower over*, pedestal wash hand basin, low level wc and down lighting.

Bedroom 2

13' 9" x 9' 8" (4.19m x 2.94m)

Double glazed windows to rear aspect, alcove cupboard, built in wardrobe and radiator*. Pull down ladder to the handy loft space.

Outside

To the rear of the property is a walled courtyard, outbuilding and gated access onto the service road.



Agents Note

EPC Rating E and Council Tax Band B.

Broadband supplier: BT. Not connected.

Broadband speed: Not connected.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.





Energy performance certificate (EPC)

82, Frances Street
YORK
YO10 4DP

Energy rating
E

Valid until: **12 February 2027**

Certificate number: **8000-8871-8629-8897-0233**

Property type

Mid-terrace house

Total floor area

76 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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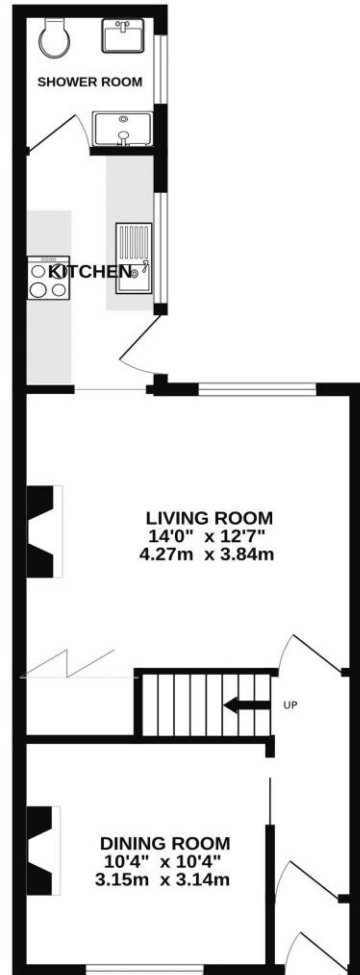
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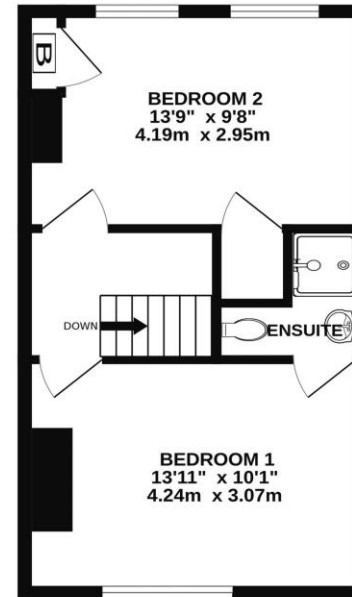
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GROUND FLOOR



1ST FLOOR



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.