



5 Butcher Terrace,
York, North Yorkshire YO23 1LS

Guide Price £325,000


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Bishops Personal Agents offer for sale a fabulous two-bedroom mid terrace, situated in this incredibly popular location of South Bank on the fringes of York, just a short stroll from the ever popular "Bishy Road" shopping parade with local bars, cafes and amenities, plus riverside walks, Rowntree Park and the Racecourse close at hand. Dating from the early 1900s this lovely house on Butcher Terrace, has been cherished by the current owner, offering a wealth of charm and features, including fabulous fireplaces to both reception rooms and it is sure to be incredibly popular amongst a wide range of potential buyers, including first time buyers, professional couples and commuters, plus those looking for a buy to let investment and wanting to run a holiday let. Benefiting from gas central heating and double glazing comprises: Entrance vestibule and hallway with an original encaustic tiled floor, from where a door leads us into the reception rooms. To the front, we find the cosy living room with shuttered windows and a stunning feature fireplace, with folding doors opening to the rear dining room, with built in cupboards and a further fabulous cast iron fireplace with an open grate. Then onwards into the stylish fitted kitchen, which includes a range of modern wall and base units, a range cooker and some integral appliances. From the hallway, the stairwell leads up to a first-floor landing, with two well-proportioned bedrooms, the principal with shuttered windows and an alcove cupboard, we also find a family bathroom with a free-standing bath, completing the fabulous home. Externally to the rear is a private south facing courtyard, perfect for outside entertaining throughout the year with gated access. In summary, this lovely home, in the very popular "Bishy Road" area, 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 not to miss out!

Butcher Terrace is delightfully situated in this highly desirable area being just over a mile away from York city centre. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road "Bishy Road", Rowntree's Park, the Knavesmire and provides easy access to the A64 and northern ring road. The popular Knavesmire Primary School is just a short walk with further well renowned schools in the area. 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

Entrance Vestibule to hallway with glass panelled door. Entrance Hallway, mosaic tiled floor, ceiling coving, corbels and radiator*. Stairs to first the first floor. Door leading to...

Living Room

11' 6" x 10' 6" (3.50m x 3.20m)

Double glazed sash windows with shutters to front aspect, feature cast iron fireplace with marble surround and slate base*, ceiling coving, ceiling rose, picture rail, tv point* and radiator*. Folding doors opening to...

Dining Room

13' 0" x 10' 10" (3.96m x 3.30m)

Double glazed sash window to rear aspect, feature ornate cast iron fire place with tiled insets, built in cupboards, under stairs cupboard, quarry tiled floor and radiator*. Door leading to...

Kitchen

12' 6" x 7' 8" (3.81m x 2.34m)

The kitchen is fitted with a range of modern wall and base units under matching worktops, ceramic sink with mixer tap, built-in range cooker* with extractor hood above*, down lighting, integral dishwasher, fridge/freezer, wall mounted gas combination boiler*, plumbing for a washing machine, double glazed sash window to side aspect, quarry tiled floor and a door leading to the courtyard.

First Floor Landing

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

Bedroom 1

14' 1" x 11' 1" (4.29m x 3.38m)

Double glazed sash window to front aspect with shutters, alcove storage cupboard and radiator*.

Bedroom 2

13' 0" x 8' 6" (3.96m x 2.59m)

Double glazed sash window to rear aspect, alcove storage and radiator*.

Bathroom

10' 3" x 7' 6" (3.12m x 2.28m)

Bathroom fitted with a white suite, comprising of free standing bath, shower cubicle with mains shower*, pedestal wash hand basin with mixer taps, low level wc, double glazed sash window to rear aspect and radiator*.

Outside

Rear walled south facing courtyard, perfect for outside entertaining, with gated access to the rear alley.

Agents Note

Epc rating C, Council tax band B.

Broadband supplier: Zen.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: EDF.

Electricity supplier: EDF.







Energy performance certificate (EPC)

5, Butcher Terrace YORK YO23 1LS	Energy rating C	Valid until: 24 March 2029
		Certificate number: 0772-2828-6977-9291-6925

Property type	Mid-terrace house
Total floor area	84 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>).

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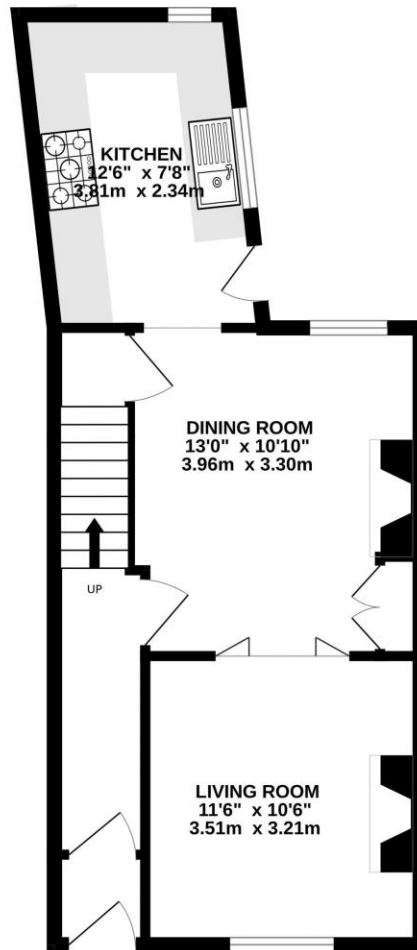
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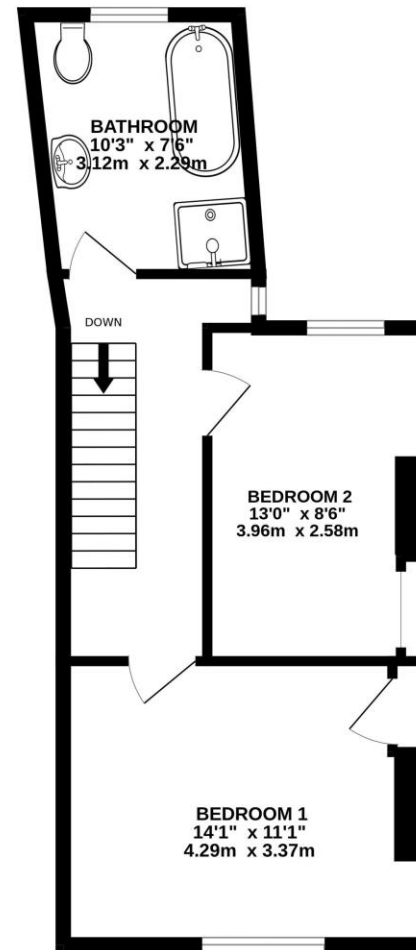
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GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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