



4 Rose Street,
York, North Yorkshire YO31 8JF

Guide Price £227,500

BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale a superb two-bedroom mid terraced house, situated off Haxby Road in York, just a short stroll to the York's City Centre, the Hospital, Nestle and St Johns College. Also with local shops, popular local schools and the shopping parks at Monks Cross and neighbouring Vangarde close at hand. This property will be very popular with both first time buyers and buy to let investors, including those looking for an Airbnb, being within easy walking distance of the York Centre. Benefiting from gas central heating and double glazing, the accommodation briefly comprises: Entrance vestibule leading into the hallway. Doors lead us into the reception rooms. To the front we find the front living room, with a large window bathing the room with natural light, then to the rear a further door opening into the dining room, with an open staircase up to the first floor. A kitchen with a range of fitted units completes the ground floor. From the first-floor landing, we find two bedrooms and an upstairs bathroom. To the rear of the property is a courtyard with brick outbuildings, perfect as a cycle store and gated rear access. This property will particularly appeal to those wanting to live within this popular location, with easy access to the York City Centre and the outer ring road. Sold with no onward chain! An internal viewing is a must!

Rose Street is in a popular suburb, just around 1 miles north of York City Centre just off Huntington Road. The location boasts a wide range of local amenities including Schools, Shops, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 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 to vestibule. Glass panel door to the hallway. Doors leading to....

Living Room

10' 0" x 8' 10" (3.05m x 2.69m)

Double glazed window to front aspect, ceiling coving, laminate flooring and radiator*.

Dining Room

13' 0" x 12' 5" (3.96m x 3.78m)

Double glazed window to rear aspect, laminate flooring and radiator*. Stairs to the first floor. Door leading to...

Kitchen

10' 1" x 6' 7" (3.07m x 2.01m)

Fitted with a range of wall and base units with matching work surfaces over, incorporating a steel sink, electric oven,* 4 x gas hobs*, space for an upright fridge/freezer, sash windows to side aspect and radiator*. Door leading to the courtyard.

First Floor Landing

Loft hatch. Doors leading to...

Bedroom 1

12' 2" x 9' 11" (3.71m x 3.02m)

Double glazed window to front aspect and radiator*.

Bedroom 2

9' 8" x 9' 4" (2.94m x 2.84m)

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

Bathroom

10' 0" x 6' 7" (3.05m x 2.01m)

Fitted with a white suite, bath with electric shower over, sink, low level wc, double glazed windows to side aspect, airing cupboard with wall mounted boiler* and radiator*.

Outside

To the rear of the property is a walled courtyard with brick outbuildings and gated access onto the service road.

Agents Note

EPC Rating D and Council Tax Band B.

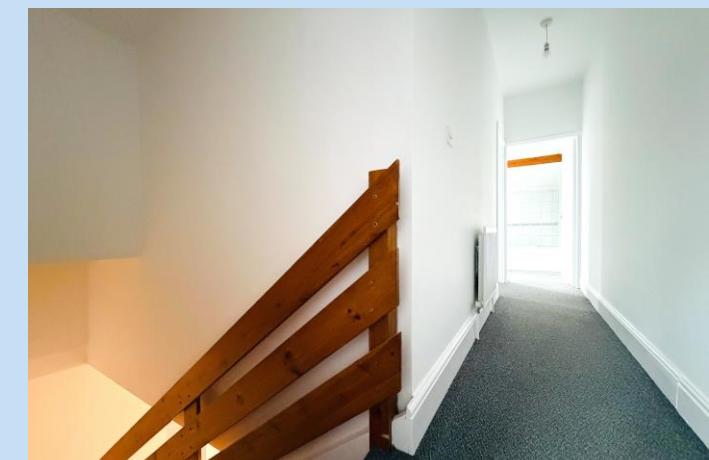
Broadband supplier: Empty House, not connected.

Broadband speed: Empty House, not connected.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.







Energy performance certificate (EPC)

4 Rose Street
YORK
YO31 8JF

Energy rating
D

Valid until: **17 December 2035**

Certificate number: **9765-3957-7202-9785-5200**

Property type

Mid-terrace house

Total floor area

68 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>).

<https://find-energy-certificate.service.gov.uk/energy-certificate/9765-3957-7202-9785-5200?print=true>

Page 1 of 5

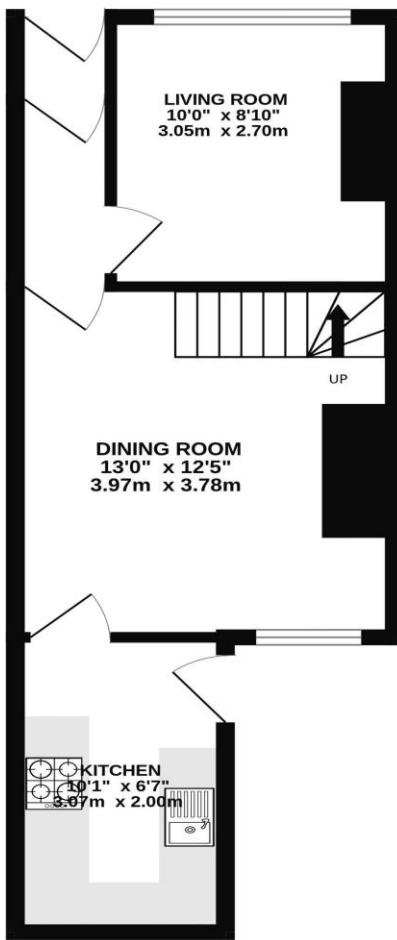
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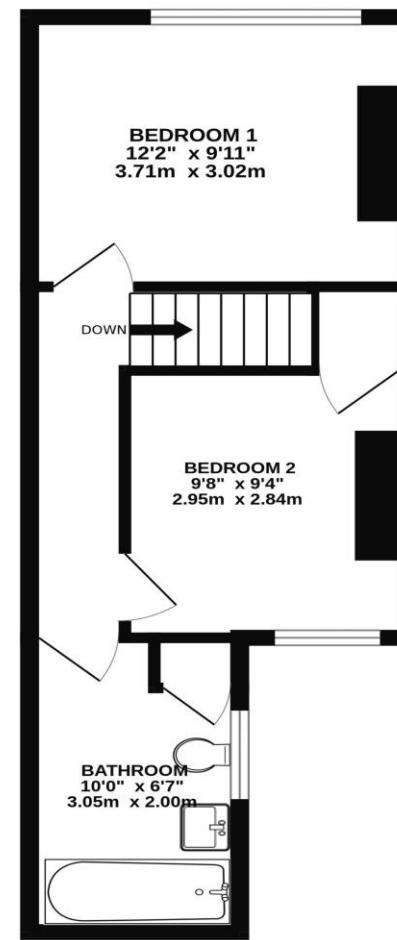
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GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained in these particulars, 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.