



Flat 4 Page House, Didsbury Close,
York, North Yorkshire YO30 5NN

Guide Price £199,950


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Bishops Personal Agents present to the market a fantastic, stylish ground floor apartment, just to the south/west of York. Positioned in a quiet cul-de-sac off Didsbury Close, offering the best in city suburb living, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools and the Clifton Moor Retail and Leisure Park close at hand. There are also lake side walks, full of wildlife, just a short stroll away, perfect for dog walkers or an afternoon stroll. This lovely apartment has been updated by the current owners, creating a bright and spacious living space, with oak flooring throughout and will be incredibly popular with a multitude of buyers, including, first time buyers, couples, commuters, professionals who work in York and those looking to retire. The accommodation briefly comprises; On entering the apartment onto a tiled floor, then opening into the hallway with wall panelling and a handy storage cupboard. Doors lead us into all the apartments rooms. In the heart of the property, we find the spacious and versatile open plan living room, with French doors opening out into the rear garden area, letting in lots of natural light. We also find the kitchen-breakfast space, with a range of modern fitted units and a breakfast bar, perfect for a morning coffee, plus a full range of built-in appliances. There is also ample space for a table and chairs. Further doors from the entrance hall, open into two double bedrooms and the modern bathroom suite completes the apartment. This apartment itself, is accessed through a communal area and has its own allocated parking space. Plus, there are visitors parking spaces as well and a cycle store. In summary, this stylish apartment, is providing a unique opportunity to enjoy life in this peaceful corner of a beautiful and vibrant city and will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York City centre and the outer ring road. An early viewing is highly recommended, not to miss out and to fully appreciate this superb modern apartment.

Page House, Didsbury Close is a popular address located in the suburb of Rawcliffe, two miles from the city centre. Transport links into the city are excellent, the Park and Ride bus service operates every ten minutes into the centre and back from Shipton Road. There are plenty of amenities on hand in the form of local shops, public houses, newsagents and a post office. A short distance away is the Clifton Moor Retail and Leisure Park, with restaurants, cinema and shopping including a Tesco Extra Supermarket. Close by are the Clifton Ings providing wonderful river walks and cycle track into the city. The Homestead Park and York Sports Club are located a short distance away. 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 is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross. The outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield



Entrance Hall

19' 9" x 3' 5" (6.02m x 1.04m)

Entrance hall, tiled entrance, handy storage cupboard, wall panelling, ceiling coving, oak flooring and radiator*. Doors leading to...

Living Room

19' 9" x 14' 7" (6.02m x 4.44m)

Double glazed French doors and windows to the rear aspects, tv point*, oak flooring and radiators*.

Opening to...

Kitchen Area

Modern fitted kitchen with a range of wall and base units with drawers under matching work surfaces, inset stainless steel sink with mixer tap. Integral appliances include an electric oven* and 4 x gas hobs* with extractor hood*, washing machine*, space for an upright fridge/freezer and downlighting.

Bedroom 1

10' 9" x 10' 4" (3.27m x 3.15m)

Double glazed windows to rear aspect, oak flooring, tv point* and radiator*.

Bedroom 2

10' 9" x 10' 6" (3.27m x 3.20m)

Double glazed windows to rear and side aspects, oak flooring, telephone point* and radiator*.

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Modern white suite comprising; Panelled bath with shower head attachment and glass screen, pedestal wash hand basin, with mixer taps set in a vanity unit, low level wc, extractor fan* and radiator*.

Outside

To the rear and side of the apartments are hedged communal gardens/walkway and a brick cycle/bin store. There is an allocated parking space, plus visitors parking spaces available.

Tenure

We have been informed by the vendor that the property is leasehold with a 125-year lease which commenced in 2006, 100 years left. Current service charge £1,972 and the ground rent £0 per annum, which includes building insurance and maintenance of communal areas. plus window cleaning and gardening. Reviewed Annually. The council tax is band C. This apartment can be let, but not as a holiday let and minimum 6 months. Pets are allowed with permission. Details which should be checked at the time of purchase by a solicitor.



Agents Note

Epc rating C, Council tax band C.

Broadband supplier: Sky.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier Eon.

Electricity supplier: Eon.





Energy performance certificate (EPC)

Flat 4
Page House
Didsbury Close
YORK
YO30 5NN

Energy rating

C

Valid until:

16 July 2033

Certificate number:

0090-2213-0230-2997-9465

Property type

Ground-floor flat

Total floor area

61 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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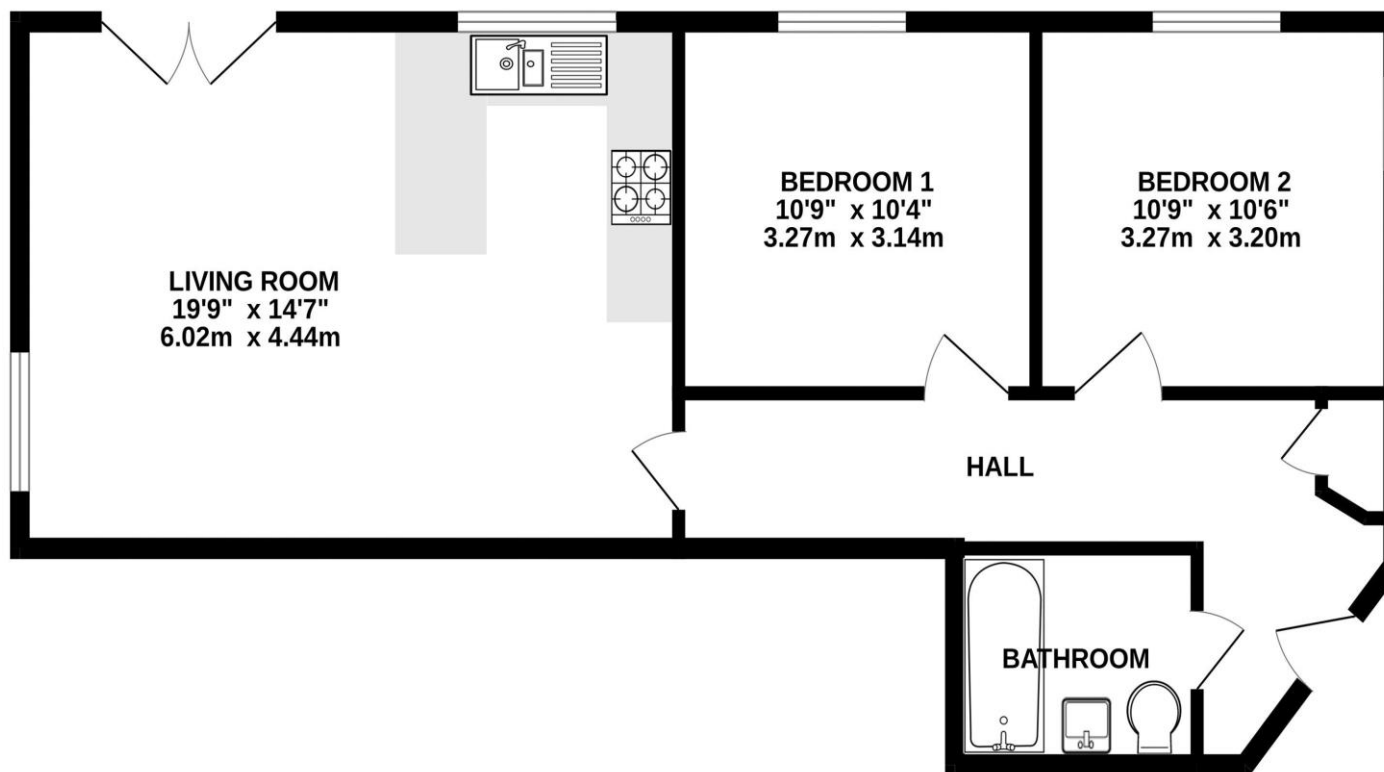
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GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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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.