



1 Upper Newborough Street,
York, North Yorkshire YO30 7AR

Guide Price £279,950

The logo for BISHOPS PERSONAL AGENTS features a stylized green house icon above the word 'BISHOPS' in a bold, black, sans-serif font. Below 'BISHOPS' is the phrase 'PERSONAL AGENTS' in a smaller, black, sans-serif font.

Bishops Personal Agents bring to the market an excellent two-bedroom end of terrace, with a rare addition of a garage, in one of York's most sought-after locations just off Bootham. A short walk from the city centre, with riverside walks and the Museum Gardens nearby, plus all the local amenities available in this lovely residential area. The immaculately presented home, will appeal to a variety for buyers, including those who commute to work in the city centre or York District Hospital and is perfect for buy-to-let investors, including those looking for a holiday let. Benefiting from gas central heating and full double glazing, the accommodation briefly comprises: Side entrance vestibule leads into an open plan living room, the focal point being the feature fireplace with a free-standing electric fire, plus ample space for a table and chairs and open stairs leading to the first floor. This flexible living space is perfect for those who like entertaining and hosting dinner parties. Onwards we progress into the kitchen, with a range of modern fitted units and some integral appliances. Then through to the downstairs bathroom, completing the ground floor. To the first floor are two good-sized double bedrooms. Outside, to the side is an enclosed courtyard with side gated access, plus a garage, perfect for a workshop or car/cycle enthusiast. In summary, this lovely home, just off Bootham, provides an excellent opportunity to secure a thoughtfully updated property and will also particularly appeal to first time buyers and buy to let investors, who require easy access to the York city centre, York hospital and all the local amenities close at hand. Sold with no onward chain. An internal viewing is a must not to miss out!

Upper Newborough Street is situated within one of York most sought after residential areas, just off Bootham around 1/2 of a mile from the city centre. The area is served by a frequent bus service and a wide range of local amenities and easy foot access to York railway station. The city of York with its wealth of historic monuments is also a hive of activity with an abundance of shopping facilities, restaurants, theatres, galleries and a renowned racecourse. York mainline railway station offers regular direct services to major cities, including Manchester, Edinburgh and London, with some journeys to Kings Cross taking less than 2 hours.



Entrance Vestibule

Side Upvc door to the porch. Glass panel door leading to....

Living Room

24' 6" x 12' 5" (7.46m x 3.78m)

Double glazed windows to front and side aspects, feature fireplace with a free standing electric fire*, wall mounted tv point* and radiator*. Space for a table and chairs and radiator*. Stairs to the first floor. Door leading to...

Kitchen

10' 11" x 11' 5" (3.32m x 3.48m)

Fitted with a range of modern wall and base units with matching work surfaces over, incorporating a steel drainer sink with mixer tap, electric oven*, 4 x gas hobs*, extractor fan over*, integral fridge/freezer and plumbing for a washing machine. Double glazed window to side aspect. Upvc door to the yard. Door leading to...

Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

The bathroom is presented with a white three piece suite comprising; Bath with a mains shower*, pedestal wash hand basin, low level wc, double glazed window to side aspect and heated rail*.

First Floor Landing

Doors leading to...

Bedroom 1

12' 5" x 11' 2" (3.78m x 3.40m)

Double glazed window to side aspect, wall mounted tv point* and radiator*.

Bedroom 2

12' 10" x 12' 4" (3.91m x 3.76m)

Double glazed window to front aspect and radiator*.

Outside

To the side of the property is a walled courtyard with side gated access. Door leading into the garage.

Garage

Up and over door. Power and lighting*.

Agents Note

Epc rating TBA. Council tax band B.

Broadband supplier: Virgin Media.

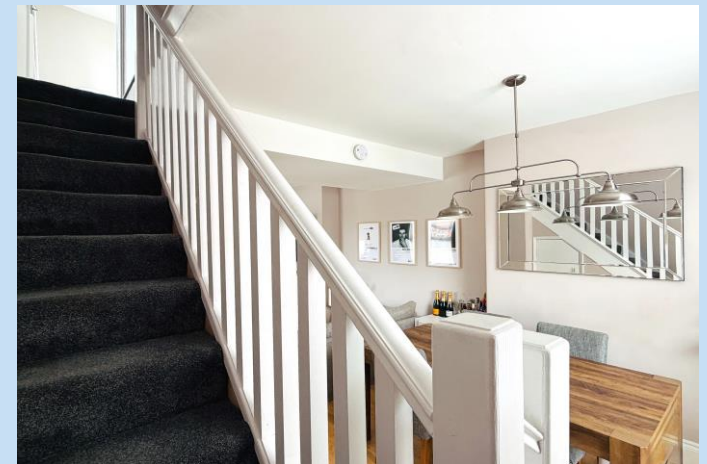
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





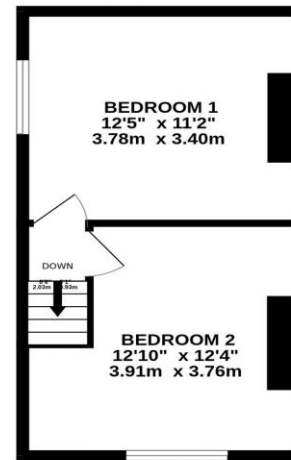
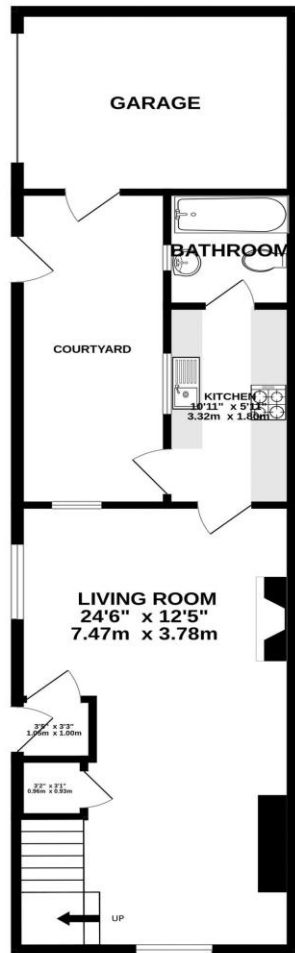


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BISHOPS
PERSONAL AGENTS



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TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

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