

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

3 Smales Street Bishophill

York, YO1 6EW

Offers Over £350,000

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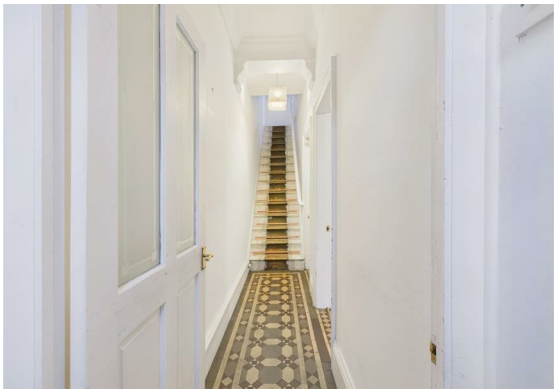
A MUCH LARGER THAN AVERAGE EXTENDED 2 BEDROOM PERIOD TOWN HOUSE SET IN A QUIET POSITION WITHIN BISHOPHILL WITH ALL CITY CENTRE AMENITIES AND THE RAILWAY STATION CLOSE BY. The property would benefit from some cosmetic upgrading but with its spacious interior, high ceilings and period features has potential for a fabulous period city centre home. The accommodation comprises entrance vestibule and hallway with mosaic flooring, lounge with period fireplace, separate dining room with period fireplace, good sized fitted kitchen opening to a breakfast room or ground floor study, galleried landing with space for staircase for potential loft conversion, large master bedroom and double sized bedroom2, large first floor bathroom with walk in shower. There is a good sized courtyard to the rear. Ideal for purchasers looking to put their own stamp on a city centre property.







Hallway



Reception Room
12'5" x 11'8" (3.81m x 3.58m)
Windows to front, ceiling cornicing, attractive period style cast iron fireplace

Living Room
11'8" x 11'3" (3.58m x 3.44m)
Window to rear, built in dresser and shelving to alcove, period style cast iron fireplace

Kitchen
14'9" x 7'0" (4.51m x 2.14m)
Good range of modern fitted units comprising base and wall units, laminated work surfaces, built in oven and hob and space for washer and dryer, window to side and door to rear courtyard



Dining Room
7'3" x 7'0" (2.23m x 2.14m)
Window to side









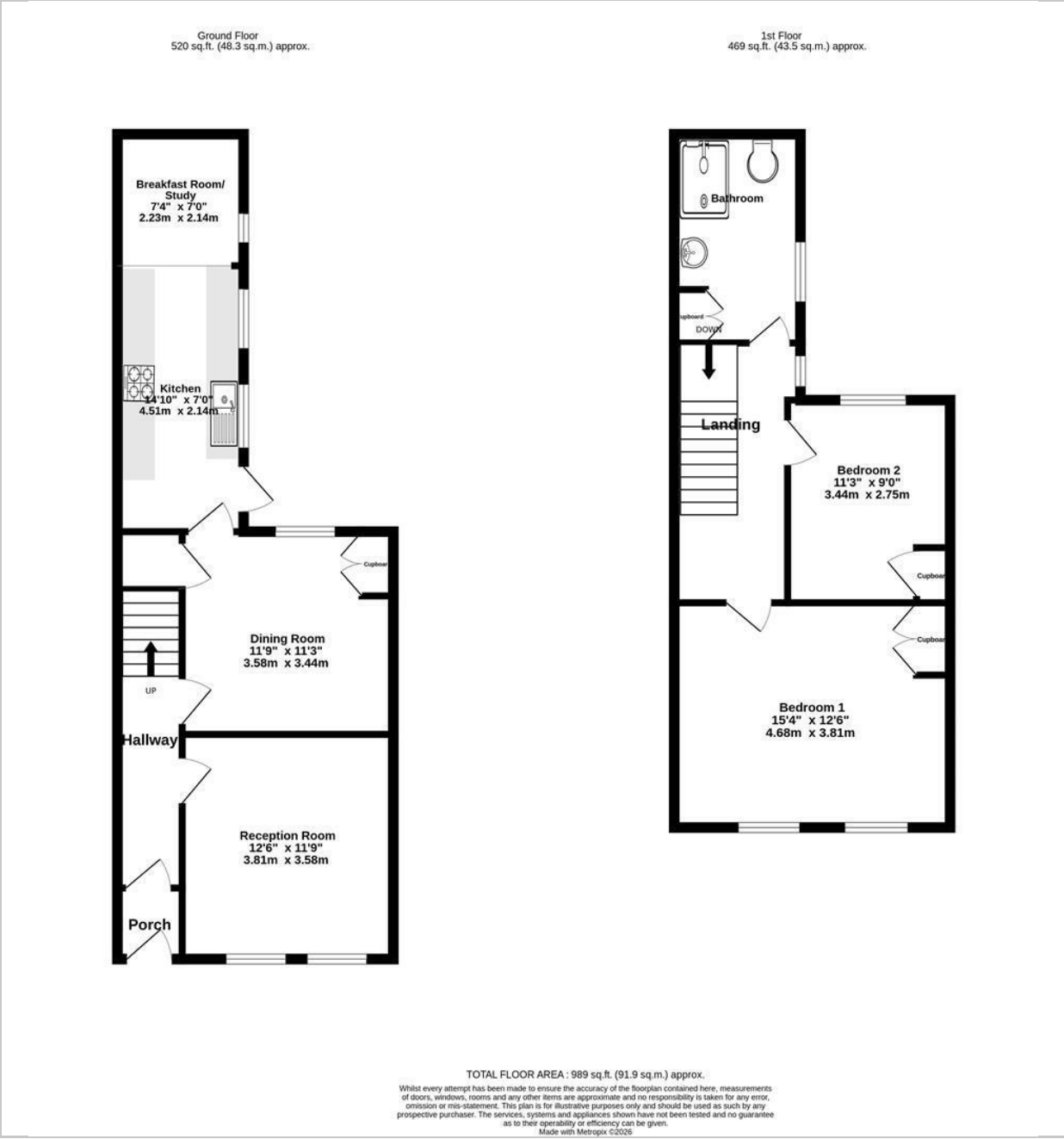
Bedroom 1
15'3" x 12'5" (4.66m x 3.81m)
Windows to front, built in cupboard

Bedroom 2
11'3" x 9'0" (3.44m x 2.75m)
Window to rear, built in cupboard to alcove

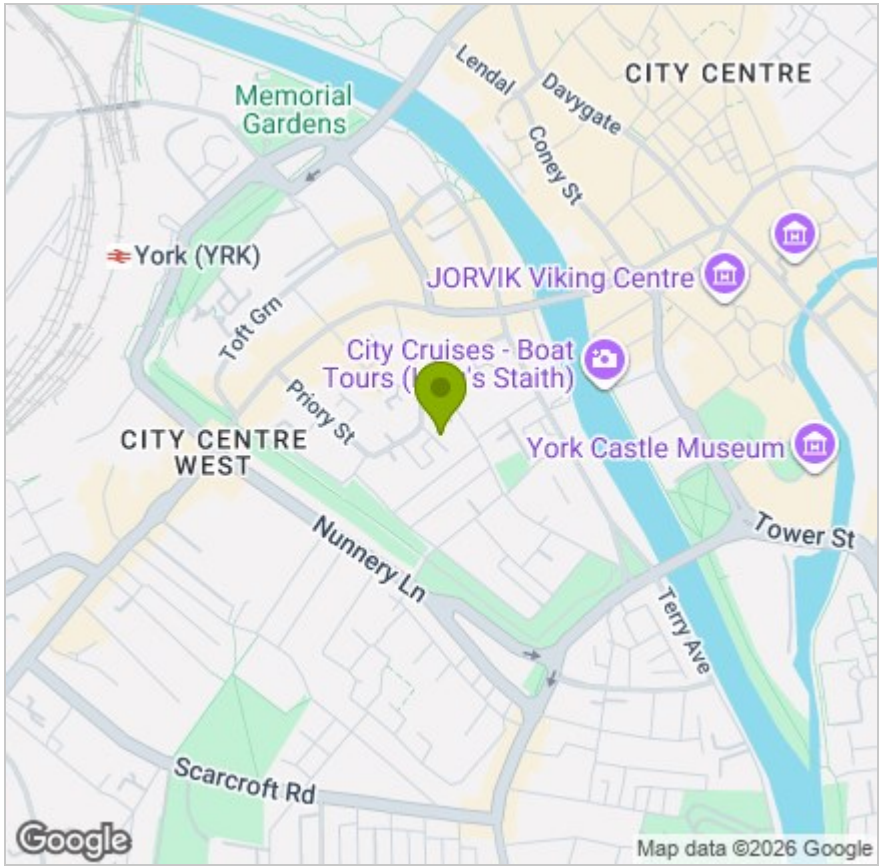
Bathroom
Large walk in shower, wash hand basin and w.c, window to side

Outside
Good sized walled rear courtyard

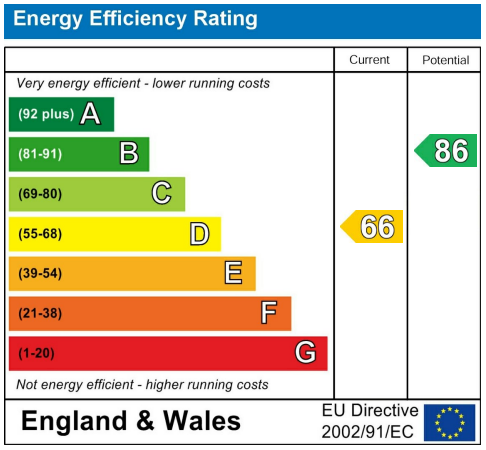
FLOOR PLAN



LOCATION



EPC



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