



30 Bright Street
York, YO26 4XS
Guide Price £220,000

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A THREE STOREY 3 BEDROOM PERIOD MID TERRACE HOUSE SITUATED IN THIS POPULAR RESIDENTIAL AREA WITHIN WALKING DISTANCE OF THE CITY CENTRE. The property is currently let but with vacant possession in early July 2026 and is an ideal investment or first time purchase. With the benefit of gas central heating and upvc double glazing the property comprises through lounge/dining room with Adams style fireplace, galley style fully fitted kitchen, bathroom with modern white suite, first floor landing with 2 good sized bedrooms and bedroom 3 to second floor. Walled rear yard. Bright Street is set within this ideal location about a ten-minute walk from York Railway Station, making it ideal for commuters and visitors alike. The area also offers a lovely riverside walk along the nearby River Ouse, with scenic paths leading towards the city centre plus local shops and amenities close by. Realistically priced for early sale.

Note

Photographs taken prior to existing tenants moving in

Living Area

13'1" x 11'2" (3.99m x 3.40m)

Bright and spacious reception room with entrance door and window to front

Dining Area

11'2" x 8'10" (3.40m x 2.69m)

Window to rear

Kitchen

10'6" x 5'3" (3.20m x 1.60m)

Good sized fully fitted kitchen

Bathroom

5'11" x 5'3" (1.80m x 1.60m)

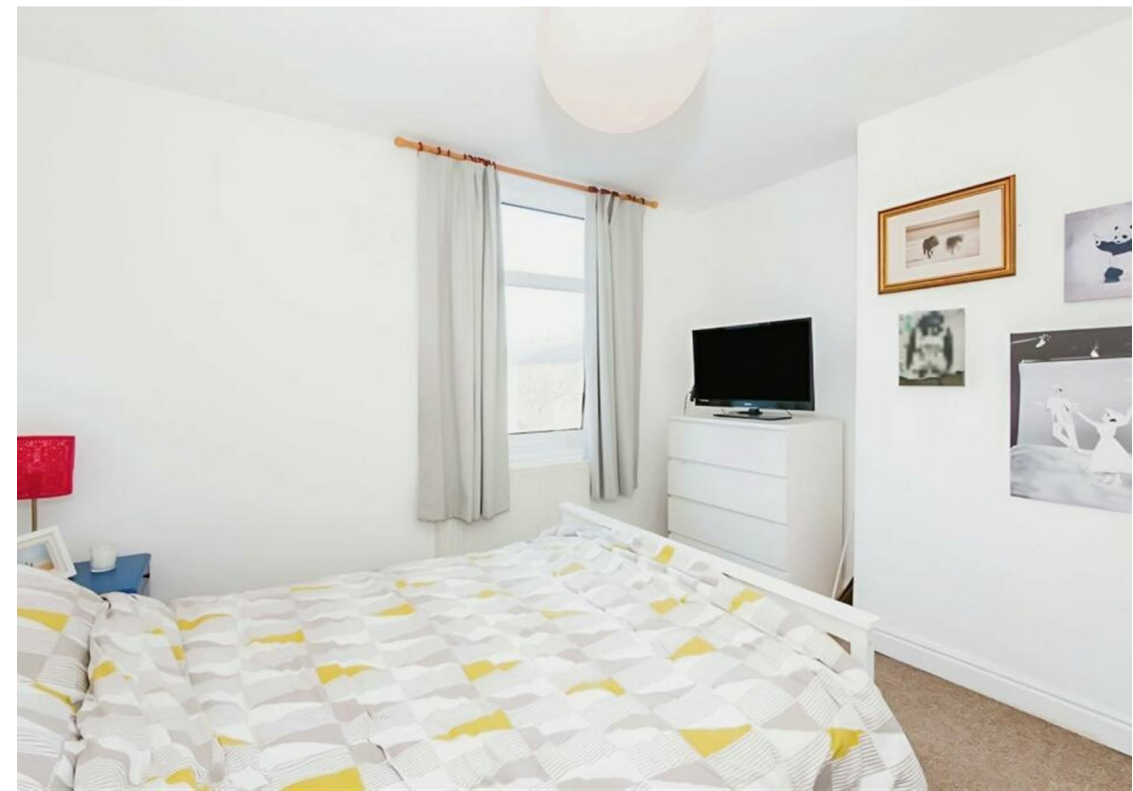
Modern 3 piece white suite

Landing

Bedroom 2

11'2" x 9'10" (3.40m x 3.00m)

Window to front





Bedroom 3

9'10 x 8'2 (3.00m x 2.49m)

Window to rear

Second Floor

Bedroom 1

19'8 x 11'2 (5.99m x 3.40m)

Velux roof window

Outside

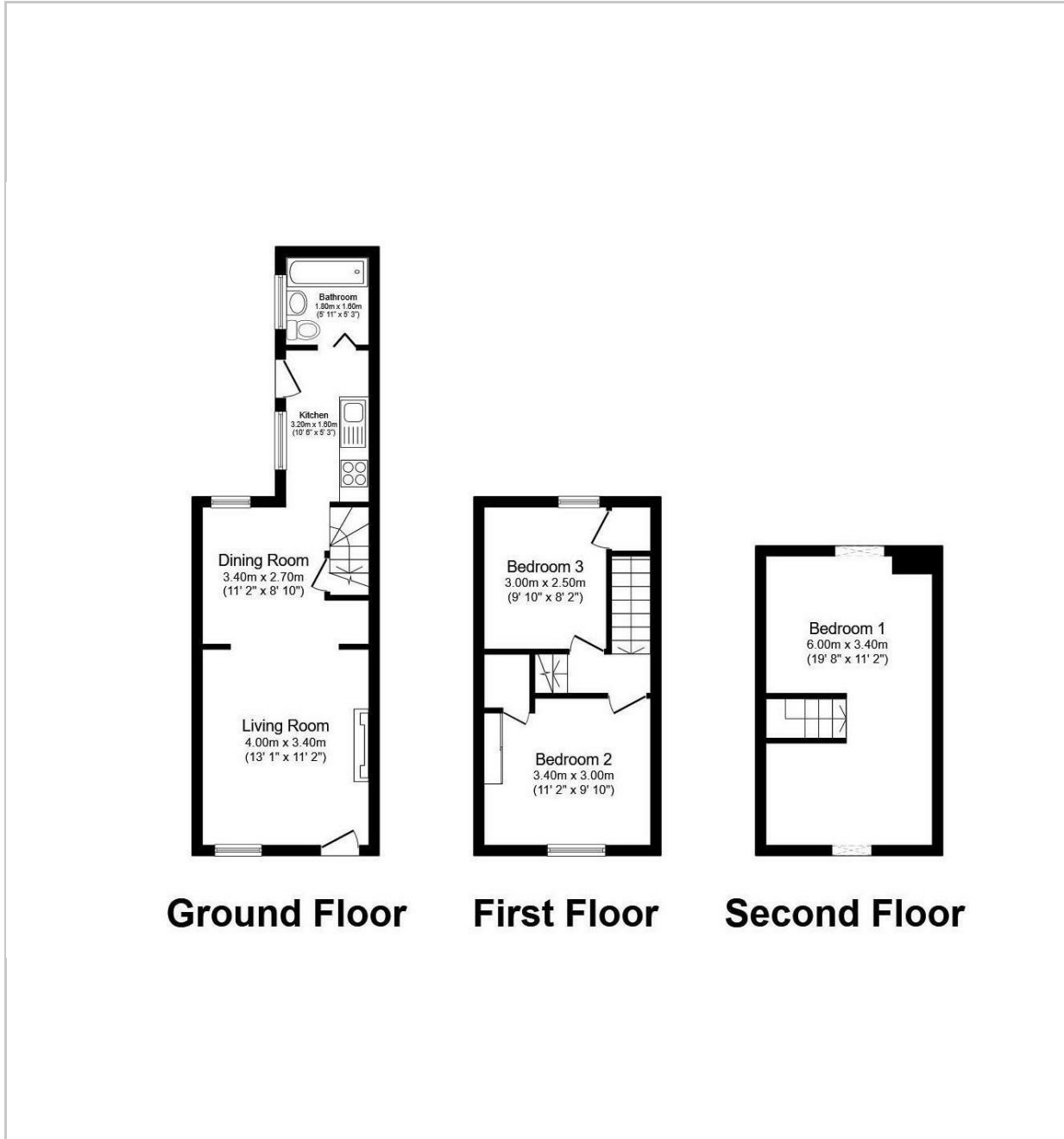
Paved rear courtyard

Agents Note:

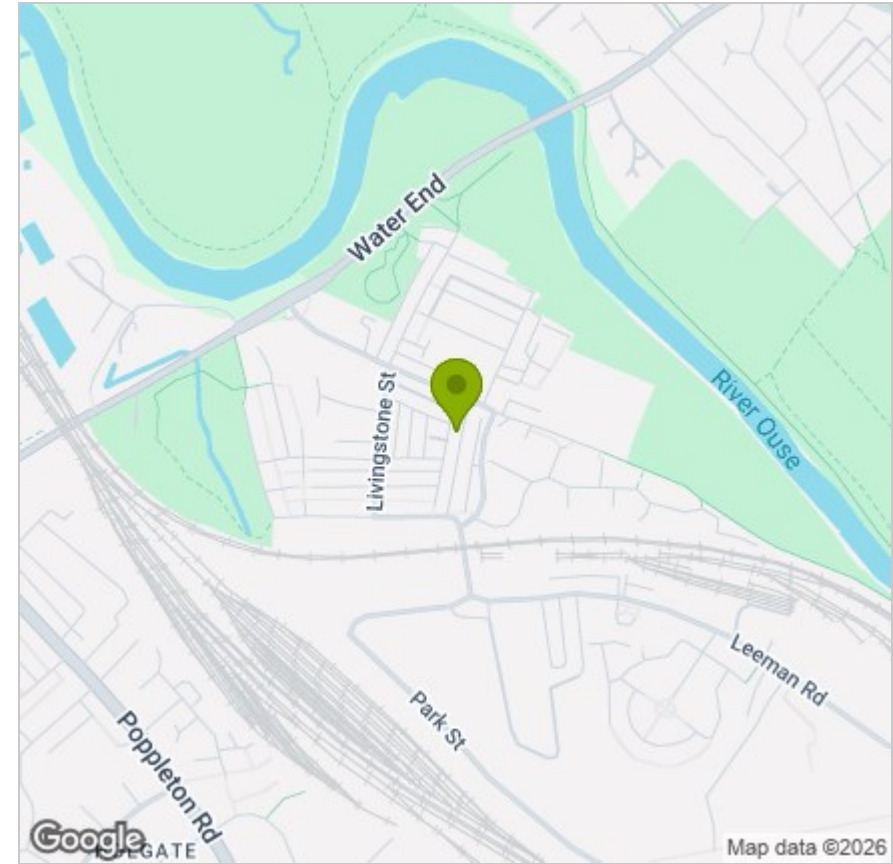
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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