

20 Farndale Street,
York, North Yorkshire YO10 4BP

Guide Price £305,000

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Bishops Personal Agents offer for sale, a fantastic opportunity to put your own stamp and style on a charming two-bedroom mid terraced house, situated in one of York's most sought-after locations of Fishergate, just off Fulford Road, close to river side tree lined walks and within easy walking distance to the York City Centre. Benefitting from central heating and double glazing throughout, this property is sure to be very popular to a variety of buyers, including first time buyers, professional couples, commuters and those looking for a buy to let. Perfect for those who wish to both work and live on the fringe of this historic city or attend the University, plus it is only a brief walk along the riverside to the Millennium bridge, taking you to Rowntree Park and the ever popular 'Bishy Road" shopping parade, cafes and bars. Also, inside the catchment of the very popular Fulford Schools. Another great thing about this house is that there is potential to put your own stamp and style, including converting the attic space as others have done on the street. The accommodation briefly comprises; Entrance vestibule and hallway with an original encaustic tiled floor under the carpet, from where doors lead to the reception rooms and stairs leading to the first floor. To the front we find the cosy living room with a feature tiled fireplace. To the rear the dining room, with a further tiled fireplace and under stairs storage. Then through into the kitchen, with a range of cottage style fitted units and some integral appliances. From the stairwell up onto the first-floor landing, we find two good-sized bedrooms, both with alcove cupboards and the principal with a built-in wardrobe. The upstairs house bathroom completing this home. To the rear of the property is a walled courtyard, just right for outside entertaining, with rear gated access through to the alleyway, we also find two outbuildings, perfect for a utility or cycle store. In summary this lovely home is offering well balanced accommodation close to the city, perfect for those wanting to add their own stamp and style and who work in the York centre or attend the University. An early viewing is a must not to miss out on this charming home!

Farndale Street, Fishergate is a residential street situated to the south of York City Centre just off Fulford Road and enjoys plenty of amenities including local shops, Public Houses and a Post Office. The McArthur Glen Shopping Outlet, David Lloyd Gym and York Sports Village are all within easy reach as is access to the A64 and the University of York. For families, the property is in the catchment for the highly regarded Schools.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 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 composite door to vestibule, glass panel door, original encaustic tiled floor under the carpet and ceiling coving. Stairs to first floor. Doors leading to...

Living Room
10' 10" x 10' 8" (3.30m x 3.25m)
Double glazed windows to front aspect, feature fireplace with a tiles hearth and standing gas fire*, ceiling coving, ceiling rose, tv point* and radiator*.

Dining Room
11' 5" x 11' 1" (3.48m x 3.38m)
Double glazed windows to rear aspect, feature fireplace with a tiles hearth and standing gas fire*, under stairs storage cupboard and radiator*. Door leading to...

Kitchen
12' 8" x 7' 0" (3.86m x 2.13m)
Fitted with a range of wall, floor and drawer units with matching tiled worktops over, steel sink, Bosch electric oven* and electric hob*, extractor fan*, plumbing for a washing machine, space for an under counter fridge/ freezer*, double glazed windows to the side aspect and upvc door to courtyard.

First Floor Landing
Double glazed window to side aspect, loft access and radiator*. Doors leading to...

Bedroom 1
12' 11" x 10' 11" (3.93m x 3.32m)
Double glazed windows to front aspect, alcove cupboard, built in wardrobe and radiator*.

Bedroom 2
11' 6" x 8' 7" (3.50m x 2.61m)
Double glazed windows to rear aspect, alcove cupboard and radiator*.

Bathroom
9' 10" x 6' 11" (2.99m x 2.11m)
Fitted with a white suite, comprising: Bath with mixer tap and shower head attachment, low level wc, pedestal wash hand basin, double glazed windows to the side aspect, airing cupboard with wall mounted boiler* and radiator*.

Outside
To the rear of the property is a walled courtyard, perfect for outside entertaining, with rear gated access through to the alleyway, we also find two outbuildings, perfect for a utility or cycle store.

Agents Note
EPC RATING D, COUNCIL TAX BAND B.

Broadband supplier: EE.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: British Gas.
Electricity supplier: British Gas.

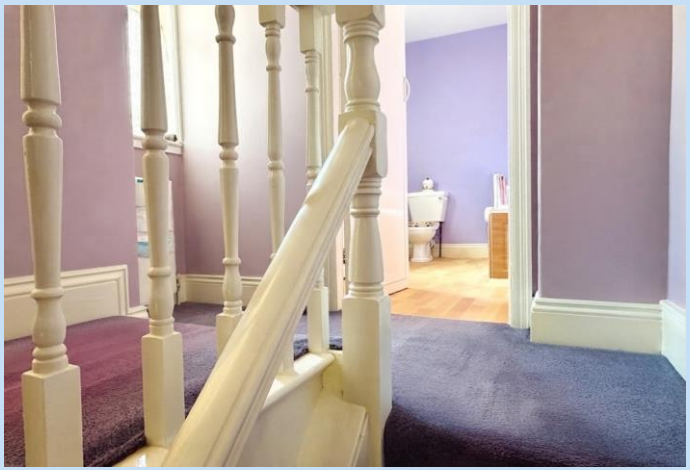
















Energy performance certificate (EPC)

20 Farndale Street YORK YO10 4BP	Energy rating **D**	Valid until:	**15 October 2035**
		Certificate number:	**3235-2620-7509-0826-5296**

Property type	Mid-terrace house
Total floor area	78 square metres

Rules on letting this property

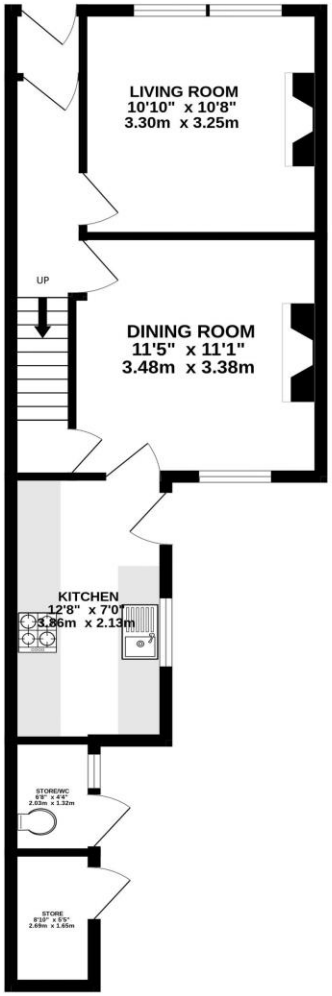
Properties can be let if they have an energy rating from A to E.

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).

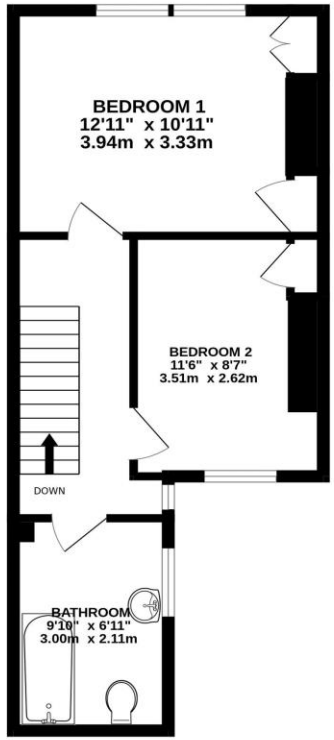
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BISHOPS
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GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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

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