



32 Hartoft Street,
York, North Yorkshire YO10 4BN

Guide Price £295,000


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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, with a wealth of period features, including cast iron fireplaces, original doors, windows, quarry tiled floors and an original range, situated in one of Yorks 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. Dating from around 1897, this property is sure to be very popular to all buyers, including first time buyers, commuters, those looking for a buy to let, including holiday lets and will suit 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 city centre shopping parades, 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 on a generously sized house, including converting the attic space as others have done on the street. In brief comprises; The front door opens to the hallway with a tiled floor and stairs leading to the first floor. Doors lead to the reception rooms. To the front we find the cosy living room with a feature fireplace with an open grate. To the rear the dining room with an original range, quarry tiled floor, plus alcove cupboards and under stairs storage. Then through into the kitchen, with a range of white fitted units and some integral appliances, there is also a handy pantry and a door leading to the courtyard. From the stairwell up onto the first floor landing, we find two bedrooms both with feature cast iron fireplaces and alcove cupboards, The upstairs house bathroom completes this home. To the rear of the property is a courtyard, perfect for outside entertaining, with rear gated access through to the alleyway and numerous outbuildings. 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!

This property is situated on Hartoft Street, a residential crescent tucked in a quiet side street just off popular Fulford Road. Just a short distance from York city centre along the beautiful tree lined river walkway, the property is ideal for those looking be close to the York's historic attractions. Fulford Road 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

Entrance door to the hallway with a mosaic tiled floor, ceiling coving, corbels and upright radiator*. Stairs to first the first floor. Doors leading to...

Living Room

10' 11" x 10' 5" (3.32m x 3.17m)

Sash windows to front aspect, feature cast iron fireplace with tiled insets and open grate*, ceiling coving, picture rail, stripped wood floor and radiator*.

Dining Room

11' 3" x 10' 10" (3.43m x 3.30m)

Sash window to rear aspect, original cast iron range, alcove cupboards and drawers, ceiling coving, quarry tiled floor, understairs storage and radiator*. Door leading to...



Kitchen

9' 11" x 6' 10" (3.02m x 2.08m)

Fitted with a range of wall, floor and drawer units with matching worktops over, inset steel drainer sink with mixer tap, electric oven and grill, 4 x gas hobs*, extractor hood over*, plumbing for a washing machine* space for an fridge and freezer*, pantry, sash window to side aspect, door to the rear courtyard and upright radiator*.

First Floor Landing

Sash window to side aspect, airing cupboard with boiler*. Doors leading to...

Bedroom 1

13' 8" x 10' 10" (4.16m x 3.30m)

Sash windows to front aspect, feature cast iron fireplace, built in alcove cupboard, stripped wood floor and radiator*.

Bedroom 2

11' 3" x 8' 4" (3.43m x 2.54m)

Sash window to rear aspect, feature cast iron fireplace, built in alcove cupboard, stripped wood floor and radiator*.



Bathroom

10' 1" x 6' 11" (3.07m x 2.11m)

Bathroom suite in white comprising, bath with mains shower over*, sink, low level wc, sash window to side aspect and radiator*.

Outside

To the rear is a walled courtyard, with a covered area, perfect for outside entertaining, outbuildings and gated access to the rear alley.

Agents Note

EPC Rating D. Council tax band B.

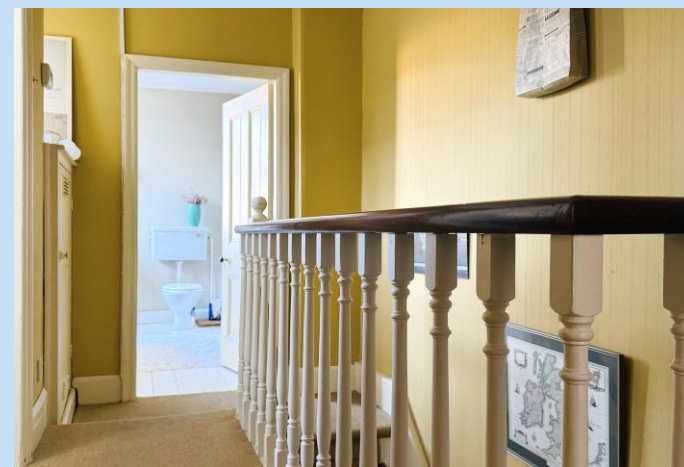
Broadband Supplier: BT. Not connected.

Broadband Speed: Standard Speed.

Water Supplier: Yorkshire Water.

Gas Supplier: Ovo.

Electricity Supplier: Ovo.







Energy performance certificate (EPC)

32 Hartoft Street YORK YO10 4BN	Energy rating D	Valid until:	12 January 2035
		Certificate number:	3635-8629-3400-0567-5296

Property type Mid-terrace house

Total floor area 77 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).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/3635-8629-3400-0567-5296>

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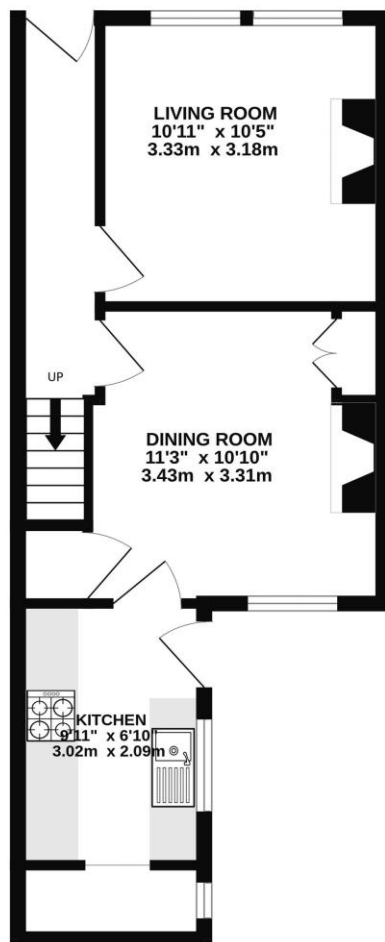
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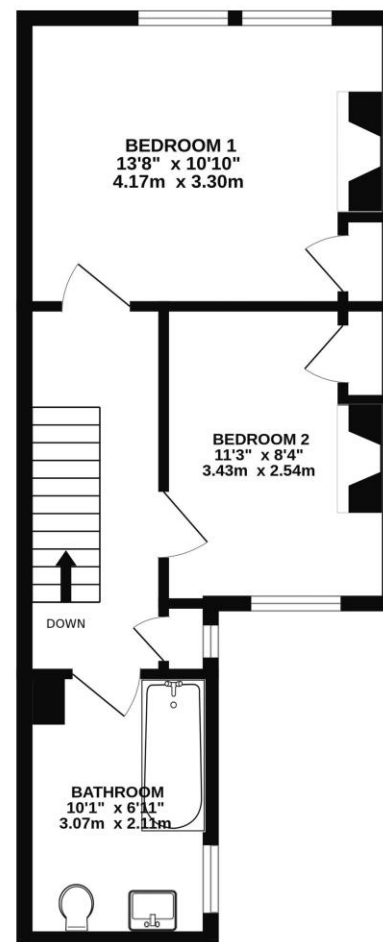
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GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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.