



Johns House 2B, Claremont Terrace,  
York, North Yorkshire YO31 7EJ

Guide Price £299,950

  
**BISHOPS**  
PERSONAL AGENTS

Are you looking for a fabulous two-bedroom detached house, with a little twist of imagination and a wealth of charm, just off the city centre in York? Then Come and view this exceptional home, tucked away just off Claremont Terrace. Just a short stroll from the York Hospital, St John University, popular local schools, including St Peters and the station. Also with river sidewalks and the Museum Gardens nearby, plus all the local amenities available in this lovely residential area. Spread over two floors, this lovely unique house has been cherished and updated by the current owner, offering the best in suburban living and will be incredibly popular with a multitude of buyers, including first time buyers, professional couples who work in York or commute from the station and those looking for a buy-to-let investment, including air bnb. The accommodation briefly comprises; Entrance hallway from where doors lead to the reception rooms. To the right, we find the kitchen breakfast room, with a range of modern fitted units, a variety of integral appliances, plus ample space for a table and chairs. To the left a cosy living room with sash windows to the front and a feature wall mounted electric fire and a cloakroom completes the ground floor. The stairwell leads to the first-floor landing, from where we find two good sized double bedrooms and a contemporary fitted shower room. Outside the property on Claremont Terrace, an on-street residential permit parking is available. In summary, this lovely home, just off the City centre provides an exceptional opportunity to secure a property that is both charming and contemporary. This property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the City centre and station. Sold with no onward chain! An internal viewing is strongly recommended to see this superb quality home.

**Claremont Terrace is situated within one of York most sought after residential areas, just off Gillgate and less than 1/4 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 Hall

Front entrance door to the hallway. Stairs to the first floor landing and radiator\*. Doors leading to...

### Living Room

15' 10" x 10' 4" (4.82m x 3.15m)

Double glazed sash windows to front aspect, feature wall mounted electric fire\*, tv point\*, telephone point\* and radiator\*.

### Kitchen/Breakfast Room

15' 8" x 8' 11" (4.77m x 2.72m)

Fitted with a range of modern wall and floor units with matching work surfaces over, round sink with mixer tap, electric cooker\*, 4 x gas hobs\*, extractor hood\*, integral fridge/freezer, dishwasher\*, double glazed sash windows to front and side aspect and radiator\*.

### Cloakroom

Modern white one piece suite comprising: Low level wc with wash hand basin, mixer tap, plumbing for a washing machine\* and radiator\*.

### First Floor Landing

Loft hatch and sky light to rear aspect. Doors leading to....

### Bedroom 1

15' 10" x 10' 4" (4.82m x 3.15m)

Sky lights to front and rear aspects and radiator\*.

### Bedroom 2

15' 8" x 9' 1" (4.77m x 2.77m)

Sky lights to front and wood window to aspect, tv\*, telephone points\* and radiator\*.

### Shower Room

8' 1" x 6' 0" (2.46m x 1.83m)

Fitted with a contemporary three piece suite comprising; Shower cubical with mains shower\*, wash hand basin with mixer tap, low level wc, sky light and heated towel rail\*.

### Outside

To the front of the building there is gated access, storage cupboard with a wall mounted boiler\*.

### Agents Note

EPC Rating D. Council tax band B.

Broadband supplier: 5G EE mobile.

Broadband speed: Speed 70 Mb.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







## Energy performance certificate (EPC)

Johns House 2b Claremont Terrace YORK YO31 7EJ	Energy rating <b>D</b>	Valid until: <b>10 March 2034</b>
		Certificate number: <b>0083-3035-1207-4164-7200</b>
Property type	Detached house	
Total floor area	79 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>).

**Bishops Personal Agents**

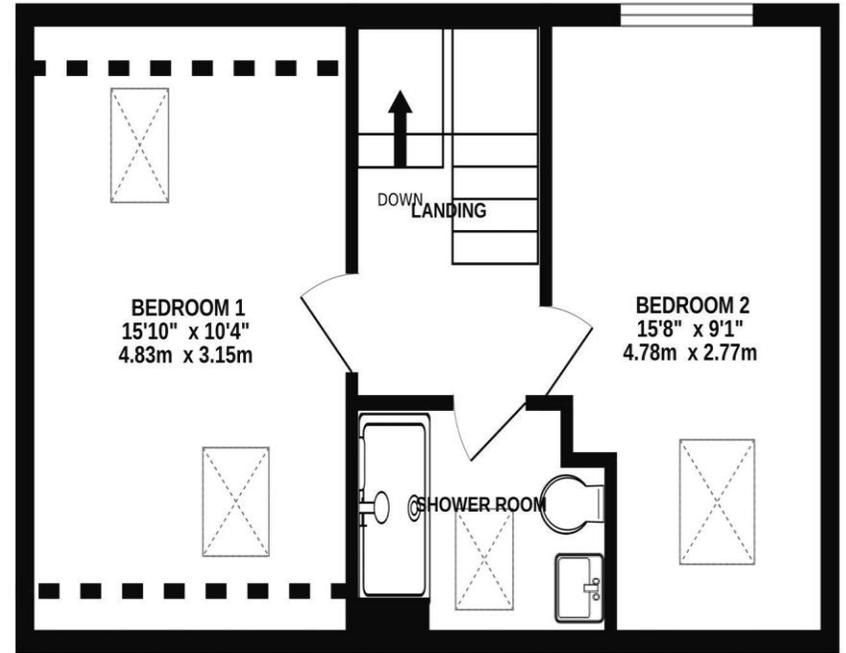
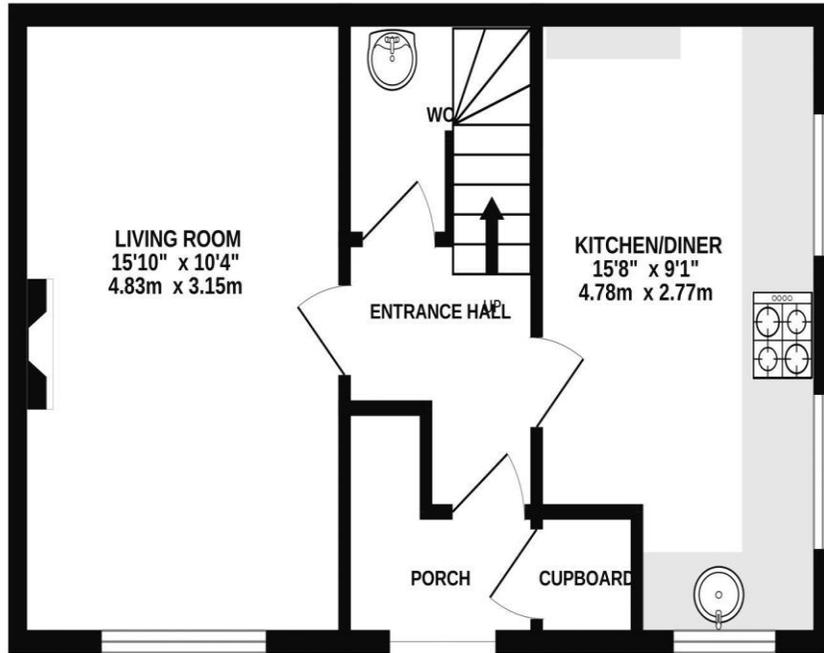
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**BISHOPS**  
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**GROUND FLOOR**  
398 sq.ft. (37.0 sq.m.) approx.

**1ST FLOOR**  
399 sq.ft. (37.1 sq.m.) approx.



**TOTAL FLOOR AREA : 797 sq.ft. (74.0 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.