

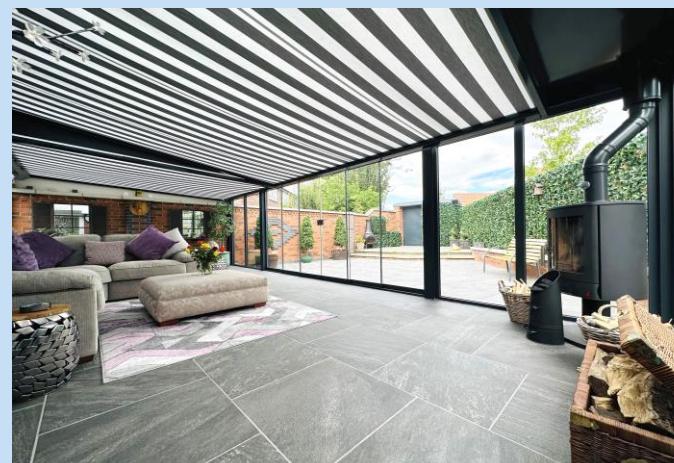


141 Broadway,  
York, North Yorkshire YO10 4JY

Guide Price £799,950

**BISHOPS**  
PERSONAL AGENTS

Simply stunning! How else could you describe this fabulous three bedroom detached home, with an additional apartment on the top floor. Set back from the road with electric gates, you would never know just how superb it is! Many will have passed this property, but only a few know of its exceptional quality and the opportunity hidden within. Welcome to this wonderful bungalow. A rare opportunity has arisen to purchase this stunning double fronted house with a fantastic entertainment space and "yes" a nuclear bunker! Situated on Broadway this superb house, has been cherished and updated by the current owner, offering a balance of both immaculate and quality features with a twist of charm and imagination. This property will be very popular with a multitude of buyers, including, families, commuters and professionals who work in York. The accommodation spread over two floors briefly comprises; Entrance hallway with doors leading to the reception rooms, to the front we find the bay fronted living room with a feature fireplace and French doors leading to the side dining room with a vaulted ceiling. This in turn opens to a magnificent sun room with glass windows and doors overlooking the courtyard garden, which in turn wraps around the rear of the house, perfect for all year round entertaining and relaxing with a wood burning stove and underfloor heating. A bespoke kitchen/breakfast room can be found in the hub of the house, with a full ranged of units and integrated appliances. The hallway also leads us to bedroom three and a stunning bathroom with a whirlpool jacuzzi, plus a further bedroom with bi folding doors completes the ground floor. Stairs lead to the top floor landing, from where we find the principal bedroom with a stunning contemporary wet room and a study. In recent years the rest of the top floor has also been converted to a self-contained one bedroom apartment, offering a further living accommodation, perfect for visitors, a family member or working from home. With its own private entrance door, stairs lead to the landing, from where we find an open plan living area, opening to the modern fitted kitchen and French doors leading to the balcony. A bedroom with sky lights, built in wardrobes and a contemporary bathroom completing the apartment. This apartment could be used to generate income for the house owner. Outside to the front we find the walled drive with electric gates, providing ample off street secure parking, leading to the garage containing a handy utility/workshop, whilst to the side a walled courtyard/garden perfect for outside entertaining with a handy store. In summary, this lovely home in the very popular "Fulford Road" area provides an exceptional opportunity to secure a property that is both charming, contemporary and a little different. The property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the University, catchment area of Fulford School and the York City centre. Sold with no onward chain! An internal viewing is strongly recommended.



## Entrance Hall

Entrance door, ceiling coving and radiator\*. Staircase to the first floor. Doors leading to...

## Living Room

18' 0" x 10' 11" (5.48m x 3.32m)

Double glazed bay windows with shutters to the front aspect, feature fireplace with Adams surround and inset electric fire\*, tv point\*, ceiling coving, dado rail and radiator\*. French doors leading to...

## Dining Room

11' 6" x 9' 3" (3.50m x 2.82m)

Double glazed windows to the side and front aspects, sky lights and radiator\*. Door leading to...

## Sun Room

26' 9" x 12' 9" (8.15m x 3.88m)

Double glazed windows and sliding doors leading to the the courtyard, feature wood burning stove and underfloor heating\*. Sliding doors leading to the rear of the house with an enclosed entertainment area with further under floor heating, perfect for all year round entertaining.



## Kitchen/Breakfast Room

30' 9" x 11' 6" (9.37m x 3.50m)

Fabulous fitted kitchen with an attractive range of base and wall mounted units with matching work preparation surfaces over, inset steel drainer sink with mixer taps, integral appliances include electric oven\*, grill\*, gas hob\*, extractor hood\*, fridge/freezer\*, dishwasher\*, down lighting, oak flooring and a breakfast bar. Double glazed windows to front aspect with shutters. Opening to a sitting area with tv point and wall mounted electric fire\*. Door to the rear aspect.

## Bedroom 2

15' 10" x 13' 9" (4.82m x 4.19m)

Double glazed bi folding doors to side aspect, wall mounted tv point\*, built in wardrobe and underfloor heating\*.

## Bedroom 3

9' 11" x 8' 2" (3.02m x 2.49m)

Double glazed windows with shutters to the rear aspect, built in wardrobes, tv point\* and radiator\*.

## Bathroom

9' 11" x 8' 10" (3.02m x 2.69m)

Fabulous suite in white comprising, Jacuzzi bath, wash hand basin set in vanity unit with mixer taps, low level wc, double glazed window to rear aspect, down lighting, underfloor heating\* and heated rail\*.

## Utility room/Workshop

17' 11" x 10' 4" (5.46m x 3.15m)

Up and over door, floor units, steel sink with mixer taps, plumbing for a washing machine\*, space for a tumble dryer, double glazed window to rear aspect and under stairs storage with a wall mounted boiler\*. Door leading to...

## Garage

Up and over electric door and electric car charging point. Doors leading to.....

## First Floor Landing

Sky light and heated rail\*. Doors leading to...

## Wet/steam Room

7' 8" x 5' 6" (2.34m x 1.68m)

Fabulous contemporary wet room fully tiled with steam feature. Suite in white comprising, wash hand basin with mixer taps, low level wc, sky light to the front aspect and underfloor heating\*.

## Bedroom 1

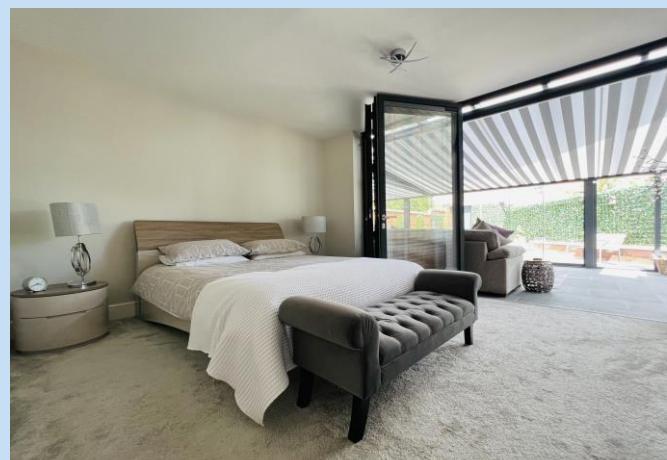
15' 6" x 14' 11" (4.72m x 4.54m)

Double glazed windows to front aspect with shutters, ceiling coving, built in wardrobes, sky light, tv point\* and radiator\*. Door leading to...

## Study

8' 6" x 5' 5" (2.59m x 1.65m)

Double glazed window to side aspect.



## Apartment

Top floor open plan apartment with private entrance.  
Stairs leading to the top floor.

## Living Room

25' 1" x 17' 8" (7.64m x 5.38m) At longest points  
Double glazed French doors leading to the front  
balcony, sky lights, feature wood burning stove\*, tv  
point\*, eave storage and radiators\*. Doors leading  
to...

## Kitchen

Fabulous contemporary kitchen with an attractive  
range of base and wall mounted units with matching  
work preparation surfaces over, breakfast bar, inset  
steel sink with mixer taps, integral appliances  
include electric oven\*, 4 x gas hob\*, extractor  
hood\*, fridge\*, washing machine\* and down  
lighting.

## Bedroom

13' 1" x 9' 1" (3.98m x 2.77m)  
Sky lights to the front aspect, built in wardrobes, tv  
point\* and radiator\*.

## Bathroom

11' 10" x 5' 11" (3.60m x 1.80m)  
Fabulous suite in white comprising; Bath with mixer  
taps, wash hand basin set in vanity unit with mixer  
taps, low level wc, walk in shower with mains  
shower\*, sky lights and heated rail\*.

## Agents Note

Epc rating C for the house and C for the apartment.  
Council tax band E for the house and A for the  
apartment. Broadband supplier: BT Fibre.  
Broadband speed: Standard Speed. Water supplier:  
Yorkshire Water. Gas supplier: Octopus Energy.  
Electricity supplier: Octopus Energy.





# Energy performance certificate (EPC)

141 Broadway  
YORK  
YO10 4JY

Energy rating  
**C**

Valid until:  
**22 July 2033**

Certificate number:  
**0390-2270-4230-2727-1851**

## Property type

Semi-detached house

## Total floor area

152 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 current energy rating is C. It has the potential to be B.

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

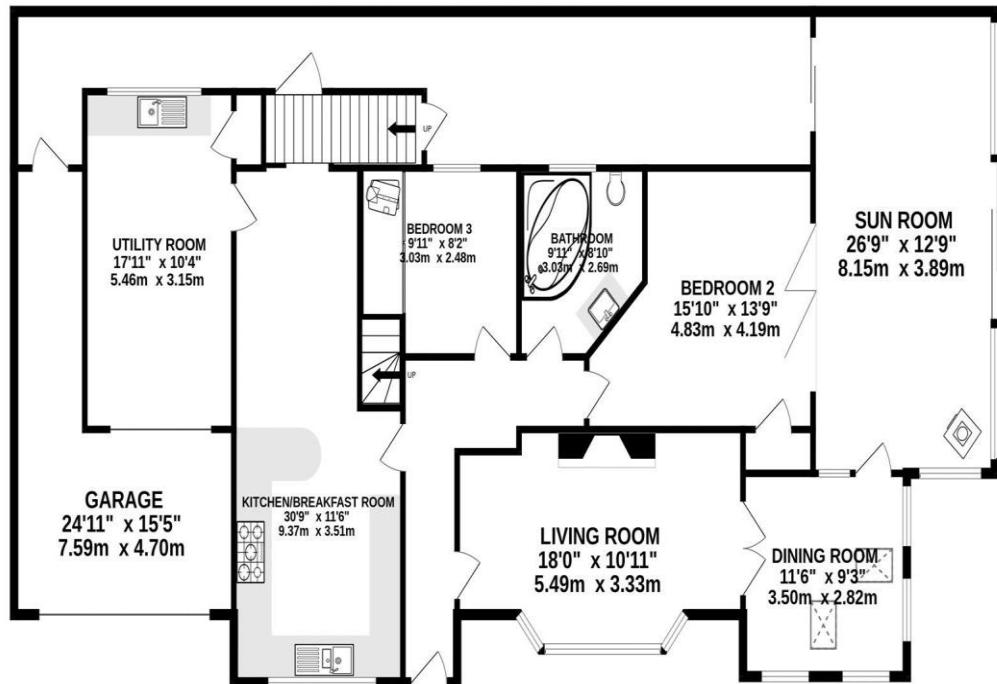
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**BISHOPS**  
PERSONAL AGENTS

GROUND FLOOR  
2235 sq.ft. (207.6 sq.m.) approx.



1ST FLOOR  
1005 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 3240 sq.ft. (301.0 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

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