



16 Vine Street

York, YO23 1BB

Guide Price £425,000



A fabulous forecourted period three bedroom mid-terrace house, moments from shops, bars and restaurants on Bishopthorpe Road as well as Rowntree Park access and close proximity to York city centre and York railway station. Located on Vine Street, the well presented accommodation comprises: entrance porch, front dining room, 15' lounge with glazed doors to rear courtyard, fully fitted kitchen, utility room, first floor landing, three first floor bedrooms (two doubles and one single) and a four piece house bathroom suite. To the outside is a traditional front forecourt whilst to the rear is a paved courtyard and gate to service alleyway. This is a rare opportunity to purchase a property with no onward chain on a popular residential and central street. Please call Churchills Estate Agents today.

Entrance Porch

4'9 x 2'10 (1.45m x 0.86m)

Composite entrance door, carpeted floor, door to



Dining Room

11'4 x 11'7 (3.45m x 3.53m)

uPVC window to front, radiator, carpets, power points, period style fireplace with surround, coving



Living Room

15'1 x 15'1 (4.60m x 4.60m)

Glazed doors to rear courtyard, period style fireplace with surround, spiral staircase, carpeted floors, radiator, power points



Kitchen

14'3 x 5'9 (4.34m x 1.75m)

Fitted wall and base units with counter top, stainless steel sink and draining board with mixer tap, uPVC window to side, built in electric oven and hob, fridge/freezer, single panelled radiator, tiled flooring, recessed spotlights





Utility Room

5'6 x 4'11 (1.68m x 1.50m)

Glazed door to courtyard, fitted wall and base units, plumbing and power for washing machine, recessed spotlights

First Floor Landing

Carpeted floors, door to

Bedroom 1

15'2 x 7'10 (4.62m x 2.39m)

uPVC window to rear, radiator, carpets, power points

Bedroom 2

11'5 x 5'11 (3.48m x 1.80m)

uPVC window to front, radiator, carpets, power points

Bedroom 3

11'4 x 7'6 (3.45m x 2.29m)

uPVC window to front, storage cupboards, radiator, carpets, power points

Bathroom

8'5 x 5'9 (2.57m x 1.75m)

Opaque uPVC window to rear, panelled bath with central mixer tap, walk in shower cubicle, low level W.C., wash hand basin, part-tiled walls, tiled flooring, extractor fan, recessed spotlights, towel radiator



To the outside

Traditional gated front forecourt, to the rear is a paved courtyard garden and gated access to service alleyway.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

Churchill's

Approximate total area⁽¹⁾
862 ft²

Reduced headroom
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Utility Room
5'6" x 4'11"

Kitchen
14'3" x 5'9"

Living Room
15'1" x 15'1"

Dining Room
11'4" x 11'7"

Entry
4'9" x 2'10"

Floor 1

Bathroom
8'5" x 5'9"

Landing
6'4" x 5'3"

Bedroom
15'2" x 7'10"

Bedroom
11'5" x 5'11"

Bedroom
11'4" x 7'6"

Compass rose: N, S, E, W

A map of York, England, showing the location of York Castle Museum. The museum is marked with a purple icon and labeled in purple text. A green pin is placed on the map near the intersection of Nunnery Ln and Scarcroft Rd. Other labeled streets include City Centre West, Nunnery Ln, Scarcroft Rd, Millfield Rd, S Bank Ave, Terry Ave, Tower St, Piccadilly, and Bishopthorpe Rd. Rowntree Park is also labeled. The map includes a Google logo in the bottom left corner and the text 'Map data ©2026 Google' in the bottom right corner.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	57	69
England & Wales	EU Directive 2002/91/EC	

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