



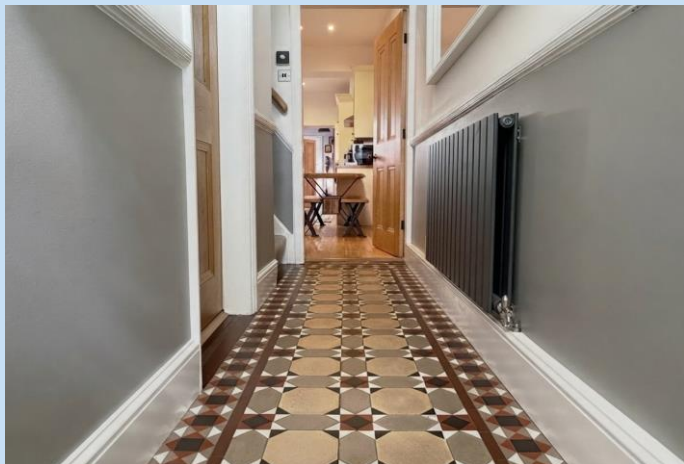
103 Albemarle Road,
York, North Yorkshire YO23 1EP

Guide Price £399,950


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PERSONAL AGENTS

Bishops Personal Agents are delighted to present this beautifully maintained two-bedroom mid-terrace home, featuring a little twist of style and imagination, situated on the edge of the highly desirable South Bank area in York, just a short walk from the vibrant "Bishy Road" high street, Rowntree Park, well-regarded local schools and the railway station. This stunning property on Albemarle Road boasts fantastic views of the Little Knavesmire. As soon as you walk through the front door you know you are looking at something rather special, lovingly cared for and updated by its current owners. With a perfect mix of attractive and quality features, along with a delightful courtyard garden, this residence is sure to appeal to a variety of buyers, including singles, professional couples, commuters, racegoers, and those seeking their forever home, as well as being a great option for a luxury holiday rental. The accommodation includes an entrance vestibule and hallway, with an original encaustic tiled flooring, leading to the reception rooms. To the front, the cozy bay-fronted living room, offers views over the Little Knavesmire. Then forwards, adjacent to the stairwell, you'll find the inviting open-plan living space, where the sitting/dining area showcases a charming brick fireplace with a multi-fuel stove set on quarry tiles. This space flows into a stunning extension, featuring a bespoke fitted kitchen complete with modern appliances, a central island and a skylight that floods the area with natural light, ideal for entertaining guests. French doors open onto the courtyard garden. The kitchen is also connecting to the utility room and a downstairs cloakroom, finishing off the ground floor. On the first-floor, the landing leads to two spacious double bedrooms, each adorned with ornate cast iron fireplaces. The principal bedroom, located at the rear, includes a contemporary bathroom, while the second bedroom boasts its own modern en-suite and further fabulous views. Outside, the west-facing gated forecourt is perfect for enjoying summer evenings with a glass of wine, while the rear charming walled courtyard garden is ideal for outdoor relaxation and entertaining. In summary, this exceptional property offers an outstanding quality of living in one of York's most sought-after neighbourhoods of South Bank. With its proximity to York racecourse and the award-winning shops and cafes of "Bishy Road," as well as easy access to the city centre and station, this home represents a remarkable opportunity full of style and charm. Early viewing is essential to avoid missing out!

Albemarle Road is a much sought after location within the South Bank area of York, overlooking the York Racecourse and the Knavesmire and with easy access to the York City centre. The area provides convenient access to the University and the A64 by pass. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road, Rowntree park and the very popular Knavesmire Primary School, with further well renowned schools in the area. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two 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 door to vestibule and hallway, encaustic tiled floor, ceiling cornice, dado rail, picture rail and radiator*. Stairs to first floor. Door leading to...

Living Room

14' 0" x 8' 10" (4.26m x 2.69m) Into bay Double glazed bay windows to front aspect, offering superb views out across the little Knavesmire, ceiling cornice, oak flooring, tv point* and upright radiator*.

Dining Room

12' 3" x 10' 8" (3.73m x 3.25m) Focal fire place with feature multi fuel stove* set on a quarry tiles, under-stairs storage, alcove cupboards and shelving, tv point*, down lighting and oak flooring. Opening to...



Kitchen/Breakfast Room

11' 0" x 9' 3" (3.35m x 2.82m) Superb contemporary bespoke kitchen with an attractive range of base and wall mounted units with matching work preparation surfaces over, central island with ceramic drainer sink with mixer taps and breakfast bar. Integral appliances include electric oven*, microwave*, fridge/freezer*, induction hob*, extractor and dishwasher. Double glazed French doors to rear aspect, sky light, down lighting and upright radiator*. Door leading to...

Utility room

6' 9" x 6' 0" (2.06m x 1.83m) Double glazed window and door to side aspect, wall and base units, plumbing for a washing machine*, integral freezer* and radiator*. Door leading to...

Cloakroom

6' 0" x 2' 5" (1.83m x 0.74m) Double glazed window to rear aspect, low level wc, wash hand basin set in vanity unit with mixer tap, oak flooring and heated rail*.



First Floor Landing

Doors leading to...

Bedroom 2

12' 3" x 11' 4" (3.73m x 3.45m) Double glazed window to front aspect, fabulous views of the little Knavesmire, feature cast iron fireplace, ceiling cornice, oak flooring, loft hatch and radiator*. Door leading to...

En-suite

7' 9" x 5' 6" (2.36m x 1.68m) Contemporary suite in white comprising; Shower cubicle with electric shower over*, wash hand basin with mixer taps set in a vanity unit, low level wc, down lighting and heated rail*.

Bedroom 1

12' 3" x 11' 2" (3.73m x 3.40m) Double glazed window to rear aspect, feature cast iron fireplace, ceiling cornice, laminate flooring and radiator*. Door leading to...



Bathroom

9' 11" x 6' 4" (3.02m x 1.93m)

Suite in white comprising: Bath with mains shower over, wash hand basin with mixer tap, low level wc, set in a vanity unit, double glazed window to side aspect, airing cupboard with wall mounted boiler*, down lighting and upright radiator*.

Outside

To the front of the property is a forecourt with a boundary wall and gate. To the rear of the property is a pretty walled courtyard with a raised decking and with block borders, perfect for outside entertaining and steps lead to gated access onto the rear service road.

Agents Note

Epc rating C, Council tax band C.

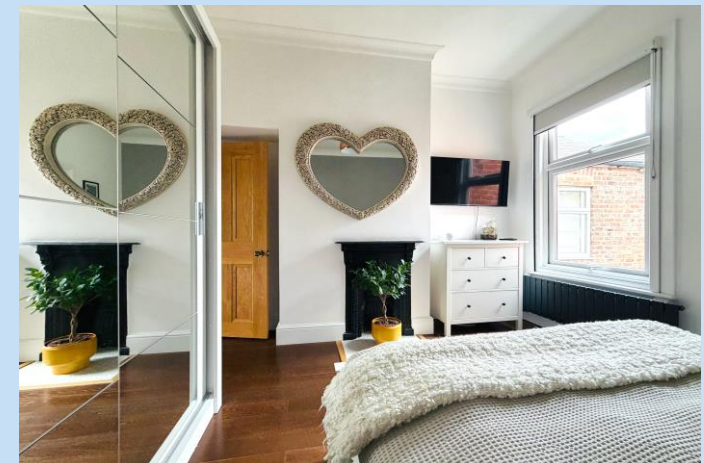
Broadband supplier: BT Full fibre.

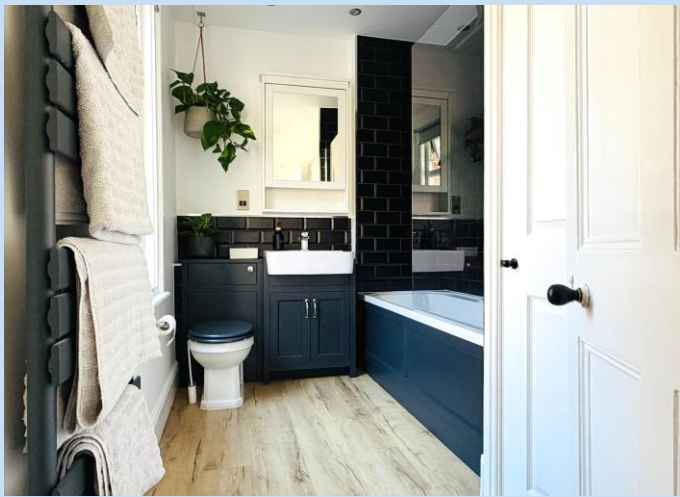
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





Energy performance certificate (EPC)

103, Albemarle Road
YORK
YO23 1EP

Energy rating

C

Valid until:

4 July 2029

Certificate number:

8702-2847-9429-2406-9313

Property type

Mid-terrace house

Total floor area

85 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

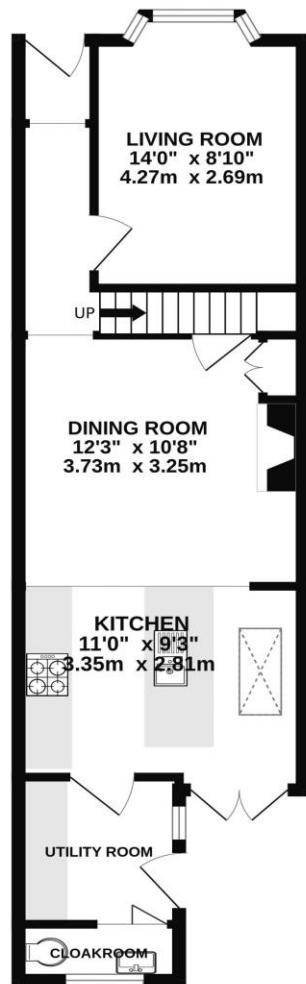
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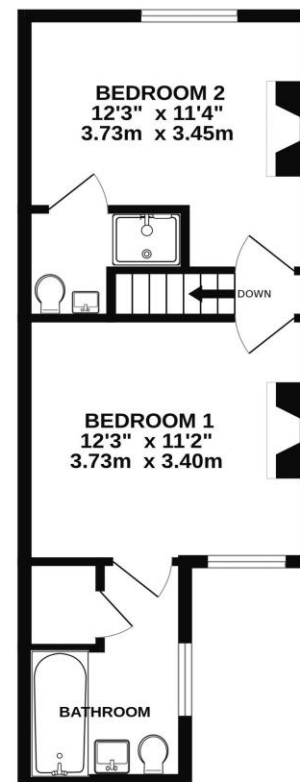
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GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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

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.