



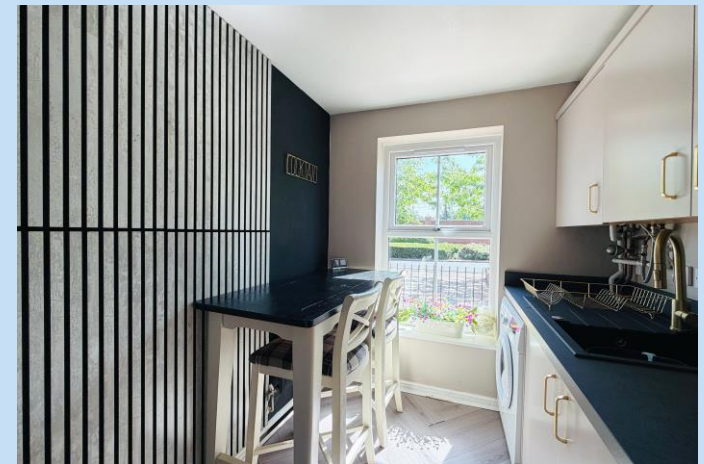
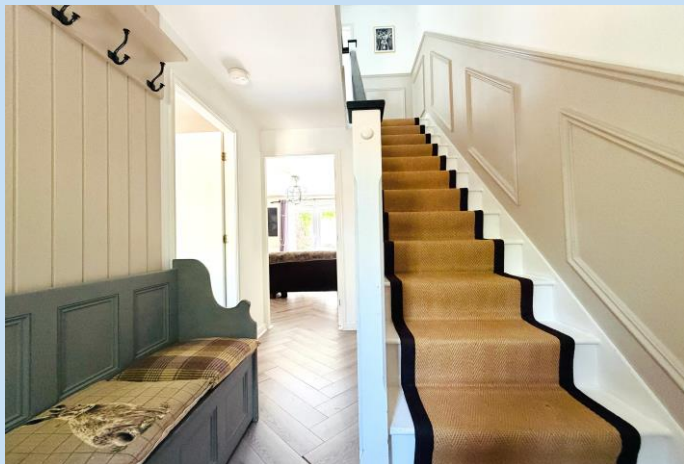
8 St. Pauls Mews,
York, North Yorkshire YO24 4BR

Guide Price £275,000


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale a superb two-bedroom modern mid terrace, set over two floors in one of York's most popular locations, just to the south/west of York off Holgate, well situated with easy access to the outer ring road and into the York City Centre and station. Also with popular local schools, West Bank Park and the Acomb shopping centre close at hand. Located in a cul-de-sac position, this property has been updated and cherished by the current owner since 2023, with a contemporary feel throughout. With its modern fitted kitchen and spacious living room, with French doors to the garden, this property will be very popular with a variety of buyers including first time buyers and professional couples, plus buy to let investors including those looking for a holiday let. Benefitting from full double glazing and gas central heating, briefly comprises; Outside entrance porch, leading to the front door. Inside we find a hallway with a staircase to the first floor. A door leading us into the fitted kitchen, boasting a range of contemporary units and a selection of integral appliances. Then onwards we come into the spacious living room, the focal point being the feature wall mounted gas fire and French doors leading out to the garden. From the first-floor landing, we find two well-proportioned bedrooms, plus a shower room. Another thing is the vendor is willing to negotiate and leave most of the furniture. Externally to the front, we find off-street parking on a block paved driveway, leading to the house and other residential parking opposite. To the rear, a fabulous fenced low maintenance garden, with a paved patio area and pergola, perfect for those who like outside entertaining throughout the year, raised flower beds and a garden shed. In summary, this lovely home in the very popular "Holgate" location, provides an exceptional opportunity to secure a property that is both charming and contemporary. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York city centre and station. Sold with no onward chain! An internal viewing is strongly recommended, not miss out.

St. Pauls Mews is situated within the popular Holgate residential location, offering excellent access to the City Centre, The Knavesmire and West Bank Park. This property is within close proximity of the railway station. A handy footbridge is the quickest route. In addition, within a few hundred yards are the well-regarded schools of St Paul's Church of England Primary, Acomb Primary and Poppleton Road Primary. For the commuter, there are regular transport links to and from the city centre, which is within easy walking distance if you wish to take an easy stroll and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. 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 is within walking distance and 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, telephone point* and radiator*. Stairs to the first floor. Doors leading to...

Kitchen/Breakfast Room

11' 4" x 6' 1" (3.45m x 1.85m)

The kitchen is fitted with a modern range of base and wall mounted units with matching work preparation surfaces over, sink with mixer taps, electric cooker *, 4 x gas hobs*, extractor fan*, plumbing for washing machine* and space for an upright fridge and freezer*, wall mounted boiler* in a cupboard, double glazed windows to the front aspect and radiator*.

Living Room

12' 4" x 12' 7" (3.76m x 3.83m)

Double glazed French doors to rear aspect, feature wall mounted gas fire*, tv point* and radiator*.

First Floor Landing

Doors leading to...

Bedroom 1

12' 6" x 9' 4" (3.81m x 2.84m)

Double glazed windows to rear aspect, tv* point* and radiator*.

Bedroom 2

12' 6" x 8' 9" (3.81m x 2.66m)

Double glazed windows to front aspect, built in cupboard and radiator*.

Shower Room

6' 3" x 6' 2" (1.90m x 1.88m)

Modern white suite comprising: Walk in shower with mains shower, pedestal wash hand basin, low level wc and radiator*.

Outside

Externally to the front, we find off-street parking on a block paved driveway, leading to the house and other residential parking opposite. To the rear, a fabulous fenced low maintenance garden, with a paved patio area and pergola, perfect for those who like outside entertaining throughout the year, raised flower beds and a garden shed.

Agents Note

EPC Rating D. Council tax band B.

Broadband supplier: BT Internet.

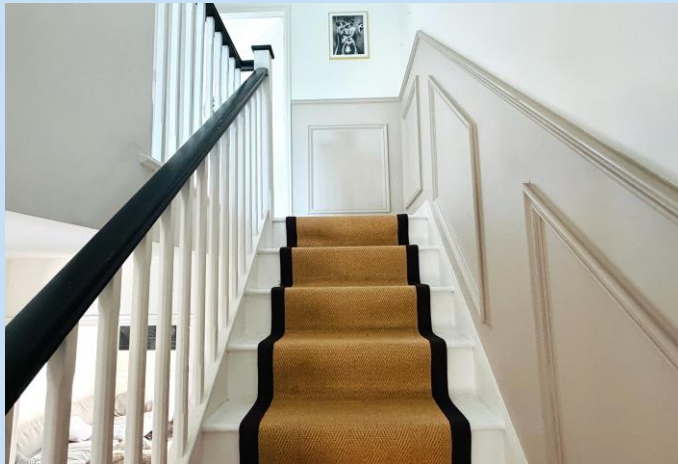
Broadband speed: Standard speed.

Water supplier: Yorkshire Water.

Gas supplier: Sainsburys Energy.

Electricity supplier: Sainsburys Energy.







Energy performance certificate (EPC)

8 St. Pauls Mews YORK YO24 4BR	Energy rating D	Valid until: 23 March 2033
		Certificate number: 1500-1228-0922-2224-3773
Property type	Mid-terrace house	
Total floor area	58 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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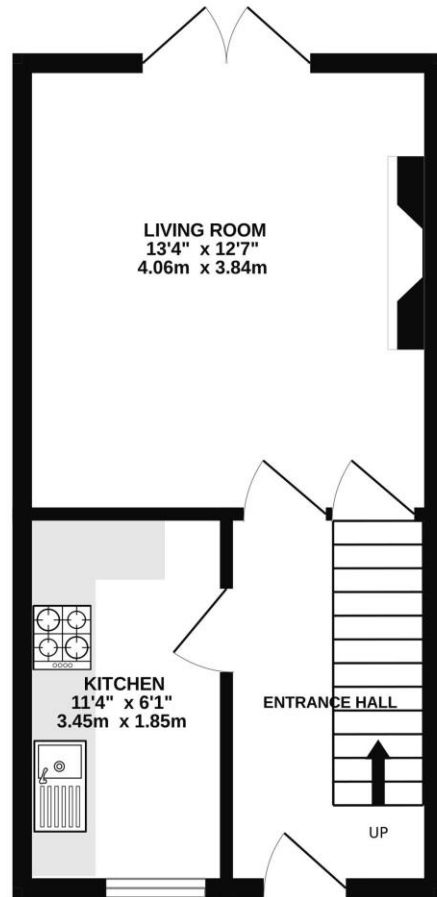
13 Grayshon Drive York North Yorkshire YO26 5RG

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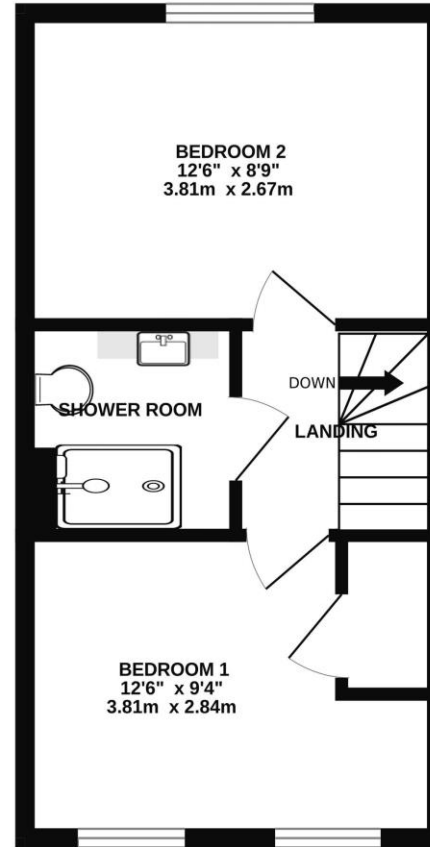
www.bishospa.com



GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 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.