

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

1 Bishops Court Bishophill Senior

York, YO1 6EU

Guide Price £450,000

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NO ONWARD CHAIN - OFF STREET PARKING - THREE BEDROOMS.
An exciting opportunity to purchase a converted three bedroom town house located within the historic city walls, close to Micklegate and York's many central amenities. This unique property is sure to appeal to a range of buyers looking for a premium property in a convenient area with practicality and bespoke fittings.
Part of Bishops Court, the well maintained property comprises entrance hall, WC/cloaks, fully fitted kitchen, dining room, 18' lounge, first floor landing, two double bedrooms (one with shower en-suite), house bathroom and a third single bedroom/study.
To the outside is a designated car parking space adjacent to the property therefore allowing the potential for electric car charging. Currently a successful holiday let. Please call Churchills for further information.
An accompanied viewing is strongly recommended.



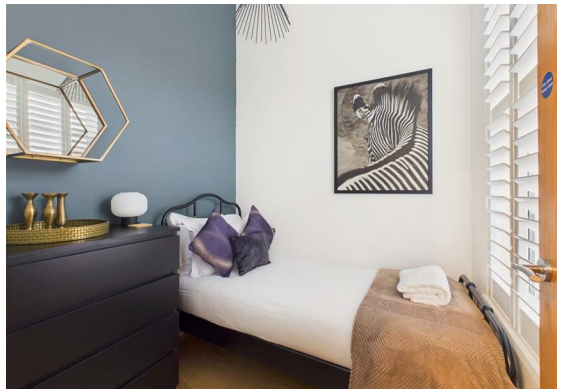




Entrance Hallway
Entrance door, storage cupboard, Karndean flooring.

WC/Cloaks
Wash hand basin, low level WC, Karndean flooring.

Kitchen
11'6 x 8'9 (3.51m x 2.67m)
Window to rear, fitted wall and base units with counter tops, Belfast sink and mixer tap, integrated oven and hob, dishwasher, washing machine and built in fridge/freezer, power points, Karndean flooring.



Dining Area
10'9 x 8'10 (3.28m x 2.69m)
Two windows to front with fitted shutters, radiators, power points, Karndean flooring, carpeted stairs to first floor.



Lounge Area
18'8 x 9'6 (5.69m x 2.90m)
Window to front and rear, electric fire with surround, radiator, TV point, power points, Karndean flooring.

Landing
Window to rear, power points, carpet.









Bedroom 1
11'5 x 10'5 (3.48m x 3.18m)
Two windows to front, radiator, power points, Karndean flooring.

En-Suite
Opaque window to front, walk-in shower cubicle, wash hand basin, extractor fan, Karndean flooring.

Bedroom 2
11'5 x 8'11 (3.48m x 2.72m)
Window to front, storage cupboard, loft access, radiator, power points, Karndean flooring.

Bedroom 3/Study
7'5 x 7 (2.26m x 2.13m)
Window to rear, radiator, power points, Karndean flooring.

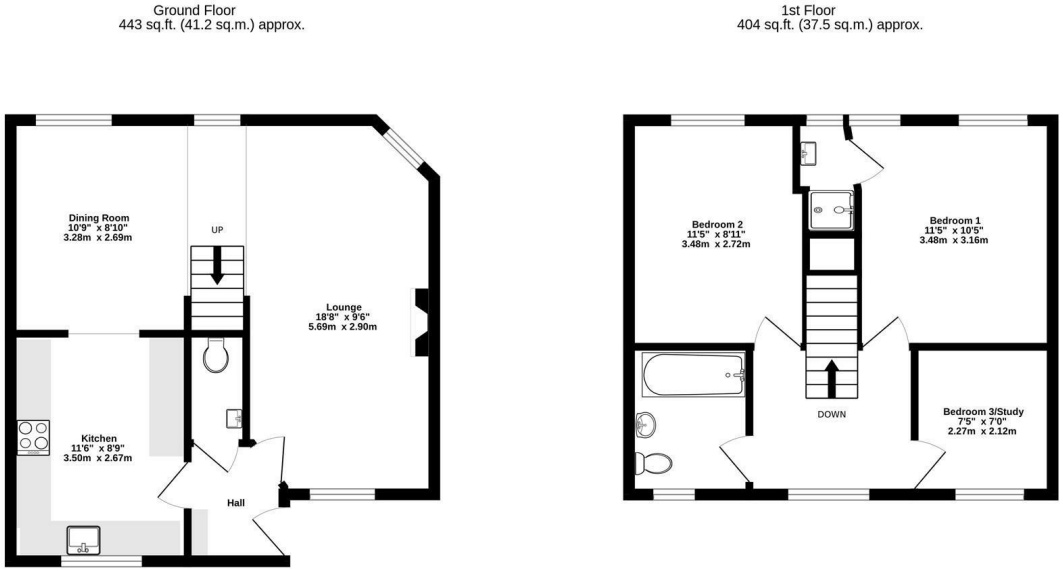
Bathroom
Opaque window to rear, panelled bath with shower over, wash hand basin, low level WC, towel rail/radiator, part tiled walls, Karndean flooring.

Outside
Designated parking space.

Agents Notes:
While artificial intelligence tools may be used to assist in drafting marketing text, all property details, measurements, and material information are intended as a guide only and do not constitute a contract, warranty, or legal/surveying advice. Prospective buyers or tenants must independently verify all facts, boundaries, legal title, and material information prior to making a commitment.

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

FLOOR PLAN



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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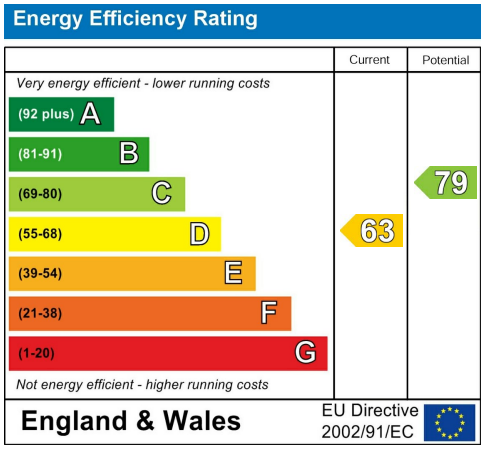
LOCATION



EPC



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