



40 Kyme Street,
York, North Yorkshire YO1 6HG

Guide Price £365,000


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PERSONAL AGENTS

LOCATION! LOCATION! LOCATION! Bishops Personal Agents offer for sale a charming and well presented, two-bedroom mid terraced house with a converted attic space, set in the heart of this incredibly popular and quiet location of Bishophill, just inside York's city walls and within easy walking distance of the ever popular "Bishy Road" shops, mainline railway station and York's many City Centre amenities. Bishophill has a fantastic community vibe, from popping into the Golden Ball for a pint or having a quiet coffee in the park, to strolling around the city walls in town and even central dog walks around the base of the walls and Rowntree park. This property on Kyme Street has been cherished by the current owner since 2011, giving the house a lovely, homely feel throughout and is sure to be popular amongst a wide range of potential buyers, including those wishing for a quiet location just off the city centre, commuters, buy to let investors and those wanting to run a holiday let. Briefly comprises; Entrance door, leading to the hallway with doors leading to the reception rooms. To the front we find the cosy living room, then to the rear a dining room with doors leading us both into the kitchen and the rear courtyard completing the ground floor. The stairwell leads up to the first-floor landing, with a stained-glass window to the side and two bedrooms, both with feature cast iron fireplaces and bathroom. A further stairwell leads up to the second floor into the converted attic space, perfect as an office space, for anyone who works from home. To the rear of the property has a south facing, sunny aspect walled and paved courtyard, just right for outside entertaining. In summary, this lovely well-presented home will particularly appeal to those for whom location within this popular central location is crucial, with easy access to the York City centre and for commuters who use the station. An internal viewing is strongly recommended not to miss out!

Kyme Street is situated in the superb location within the York City walls of Bishophill, close to the York City centre, Bishopthorpe Road shopping parade and Rowntree Park. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and two theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City centre bars and restaurants. 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 hallway, stripped wood floor, ceiling cornice, corbels and radiator*. Stairs to the first floor. Doors leading to...

Living Room

11' 2" x 10' 0" (3.40m x 3.05m)

Double glazed sash windows to the front aspect, ceiling coving, picture rail, stripped wood floor, tv point* and radiator*

Dining Room

12' 1" x 10' 2" (3.68m x 3.10m)

Double glazed French doors to rear aspect, ceiling coving, alcove cupboard, under stairs storage, stripped wood floor and radiator*. Glass panel door leading to....

Kitchen

11' 7" x 6' 1" (3.53m x 1.85m)

Fitted with a range of floor units with matching quartz work surfaces over, ceramic Belfast sink with mixer tap, electric cooker*, dishwasher*, plumbing for a washing machine* and sash window to side aspect.



First Floor Landing

Stained glass sash window to side aspect. Stairs to the second floor. Doors leading to...

Bedroom 1

13' 2" x 11' 4" (4.01m x 3.45m)

Double glazed sash windows to the front aspect, feature cast iron fireplace, picture rail and an alcove cupboard.

Bedroom 2

12' 2" x 7' 7" (3.71m x 2.31m)

Double glazed sash windows to the rear aspect, feature cast iron fireplace and radiator*.

Bathroom

8' 8" x 6' 1" (2.64m x 1.85m)

White three piece suite comprising: Bath with mixer taps and shower head attachment*, pedestal wash hand basin with mixer tap, low level wc and window to side aspect.



Attic Space

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

Converted attic space with sky lights to front and rear aspects, eaves storage and radiator*.

Outside

To the rear of the house is a walled, sunny aspect south facing paved courtyard, perfect for outside entertaining with rear gated access.

Agents Note

EPC RATING D, COUNCIL TAX BAND C.

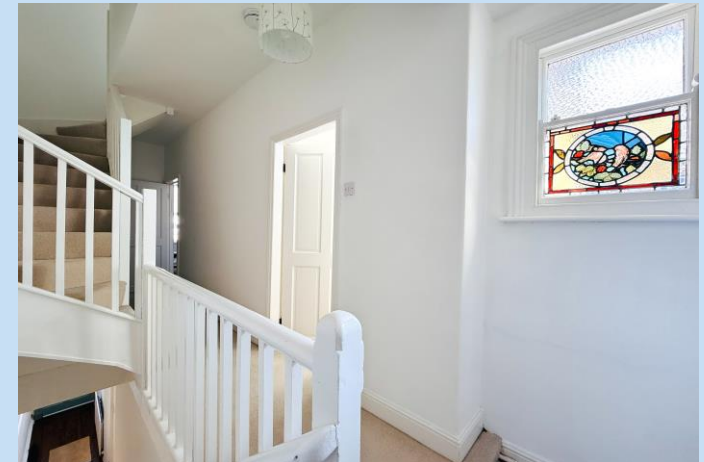
Broadband supplier: Plus Net full fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

Energy performance certificate (EPC)

40 Kyme Street
YORK
YO1 6HG

Energy rating

D

Valid until:

2 May 2036

Certificate number:

7700-3062-9204-0266-0200

Property type

Mid-terrace house

Total floor area

84 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 energy rating is D. It has the potential to be C.

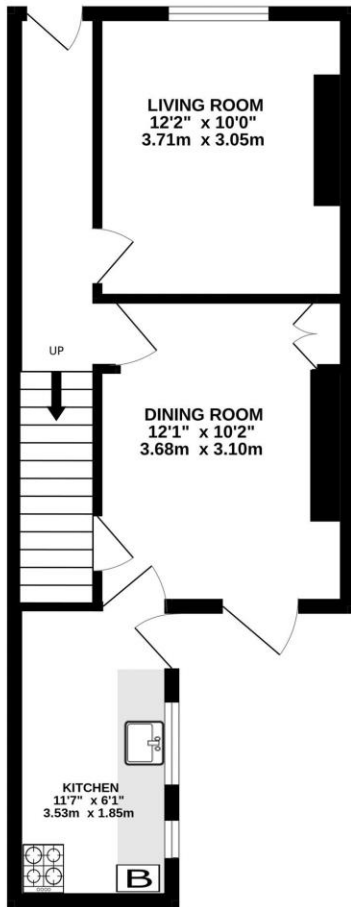
[See how to improve this property's energy efficiency.](#)

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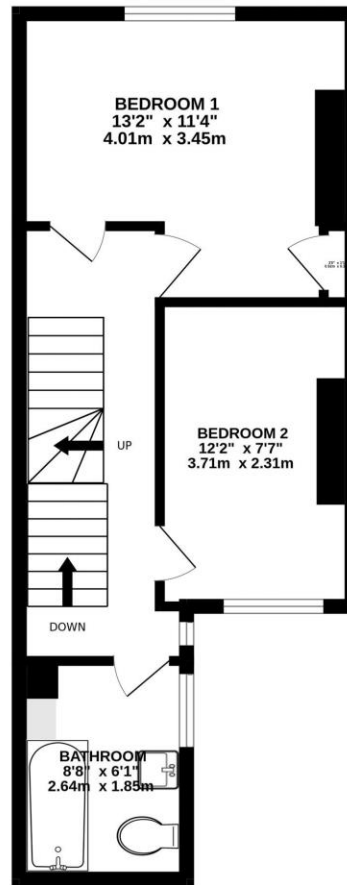
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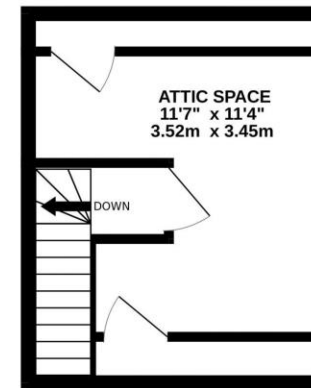
GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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.