



5B Riverside Lodge, Bishopthorpe Road,
York, North Yorkshire YO23 1LJ

Guide Price £349,950


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Bishops Personal Agents offer for sale a superb two-bedroom, second floor apartment, situated in the very popular development of Riverside Lodge, just off Bishopthorpe Road. Just a short stroll from the thriving "Bishy Road" high street, Rowntree Park, the Racecourse and river sidewalks to the York City centre. This lovely apartment, which has fabulous tree top views out towards the Millennium bridge is offering the best in suburban living, will be incredibly popular with a multitude of buyers, including, couples, commuters, professionals who work in York and those looking to retire. The accommodation briefly comprises; On entering the apartment through a private vestibule into the inner lobby with a handy storage cupboard, we find the spacious living room, with sliding patio doors opening to the Juliette balcony, letting in lots of natural light. Also from the lobby, we enter kitchen-breakfast space, with a range of modern fitted units, with matching work surfaces over, plus a full range of built-in appliances. There is also ample space for a table and chairs. We also find two double bedrooms, both with built in wardrobes and the principal bedroom, with and its own en-suite. The bathroom suite completes the apartment. This apartment itself, is accessed through a block paved fronted courtyard, with its own allocated parking space and cycle storage. Perfectly positioned, with a rear pathway, through communal gardens, leading down to the riverside, where you can walk into town or further up the river into the village of Bishopthorpe. Riverside Lodge is a leasehold apartment with the owners each taking a share of their own management company. In summary, set within this fantastic development, providing a unique opportunity to enjoy life in this peaceful corner of a beautiful and vibrant city and 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 early viewing is highly recommended not to miss out!

Riverside Lodge off Bishopthorpe Road, is in a much sought-after location, within the South Bank area of York. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road "Bishy Road", Rowntree's Park, the Knavesmire and provides easy access to the A64 and northern ring road. The popular Knavesmire Primary School is just a short walk 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.



Communal Entrance

Entrance to building and stairs to all floors. Door leading to the apartment on the second floor.

Entrance Hall

Entrance vestibule with security entry phone*, to the inner lobby with walk in storage cupboard, ceiling coving and radiator*. Panelled doors leading to...

Living Room

15' 6" x 13' 5" (4.72m x 4.09m)

Double glazed sliding patio doors with a Juliet balcony and open views over St Chads and towards the Millennium Bridge and the riverside, ceiling coving, tv point*, telephone point* and radiators*.

Kitchen/Breakfast Room

13' 10" x 10' 5" (4.21m x 3.17m)

Fitted with a range of modern units comprising wall, floor and drawer units with matching work surfaces over. Steel sink and drainer with mixer tap. Built-in electric oven* and 4 x gas hob*, with extractor fan* over. Integral dishwasher*, washer/dryer* and fridge/freezer* and wall mounted boiler*. Double glazed windows to front aspect, down lighting, ample space for a table and chairs and radiator*.

Bedroom 1

20' 0" x 11' 5" (6.09m x 3.48m)

Double glazed window to rear aspect, fitted wardrobes, ceiling coving and radiator*. Door leading to...

En-suite

5' 11" x 5' 3" (1.80m x 1.60m)

'White' suite comprising: Walk in shower cubicle with mains shower*, wash hand basin, low level wc, extractor fan*, down lighting and radiator*.

Bedroom 2

10' 8" x 10' 7" (3.25m x 3.22m)

Double glazed window to front aspect, fitted wardrobes, ceiling coving and radiator*.

Bathroom

7' 4" x 6' 6" (2.23m x 1.98m)

'White' suite comprising; Bath with mains shower over*, wash hand basin set in a vanity unit, low level wc, extractor fan*, down lighting and radiator*.

Outside

Reserved allocated car parking to the front, brick cycle stores and attractive communal gardens with a pathway leading down to the riverside with secure gated access.



Tenure

We have been informed by the vendor that the property is leasehold with a 999-year lease which commenced in 1999, 974 years left. Current service charge £1,972 and the ground rent £0 per annum, which includes building insurance and maintenance of communal areas, plus window cleaning and gardening. Reviewed Annually. The council tax is band E. This apartment can be let, but not as a holiday let and minimum 6 months. Pets are not allowed. Details which should be checked at the time of purchase by a solicitor.

Agents Note

Epc rating C, Council tax band E.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





Energy performance certificate (EPC)

5b Riverside Lodge
Bishophorpe Road
YORK
YO23 1LJ

Energy rating

C

Valid until:

18 September 2034

Certificate number:

0634-7021-6400-0871-2296

Property type

Top-floor flat

Total floor area

70 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>).

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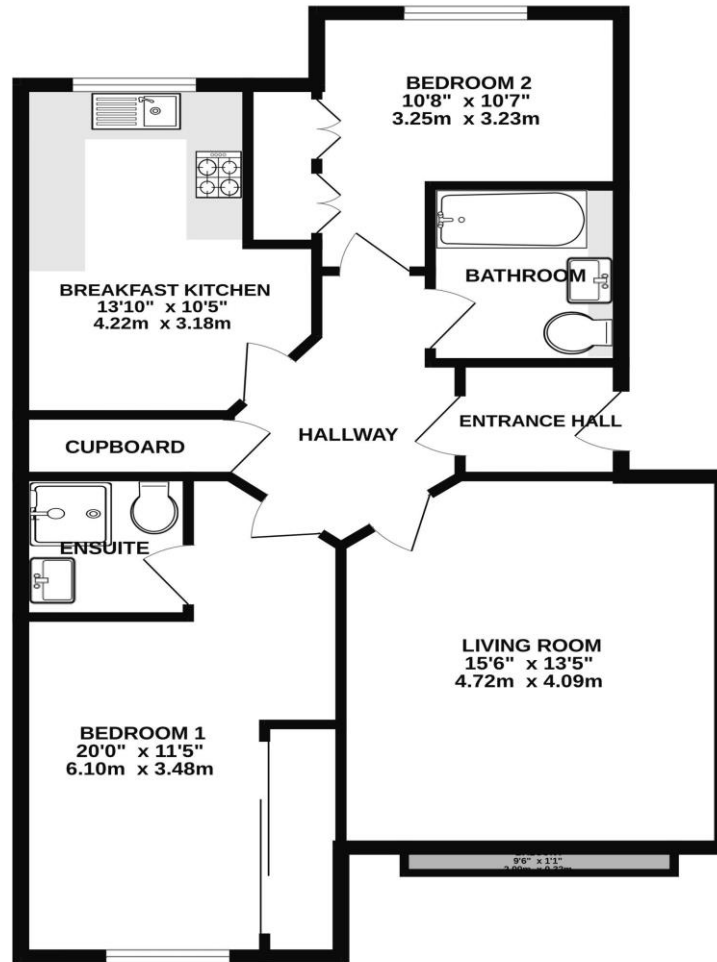
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GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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