



74 Queen Victoria Street,
York, North Yorkshire YO23 1HN

Guide Price £329,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents present an excellent three-bedroom mid terraced house, set in the heart of one of York's most sought-after locations of York, within easy walking distance of the ever popular "Bishy" Road local shops, very popular local schools, Rowntree Park, river sidewalks and the Knavesmire. This property on Queen Victoria Street, spread over three floors, with a converted attic space, offering the best in suburban living, with some charming features, including a wood burning stove and a quarry tiled floor in the dining room, will be incredibly popular with a multitude of buyers, including couples, commuters, professionals who work in York and those looking for a buy to let investment. The accommodation briefly comprises; Entrance hallway with doors leading to the reception rooms. To the front is a cosy living room with a feature fireplace and passing the stairwell, we find the dining room, the focal points are the wood burning stove and quarry tiled floor. Then onwards into the fitted kitchen and a handy utility room completes the ground floor. The stairwell leads to a first-floor landing, from where we find two well-proportioned bedrooms and the modern bathroom. A further staircase leads up to a second floor landing and the third bedroom in the converted attic, currently used as an office space. Externally to the rear, is a south facing courtyard area perfect for outside entertaining and secure gated access to the rear lane. In summary, this lovely home in the very popular "South bank" area, provides an exceptional opportunity to secure a property that is both charming and well presented. 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. An internal viewing is recommended, not to miss out!

Queen Victoria Street is located 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 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 King's Cross.



Entrance Hall

Upvc front door to hallway, ceiling coving and radiator*. Stairs to the first floor. Doors leading to...

Living Room

10' 5" x 9' 10" (3.17m x 2.99m)

Double glazed window to front aspect, feature fireplace with marble hearth and Adams style surround, inset gas fire*, built in cupboards and alcove shelving, ceiling coving, tv point* and radiator*

Dining Room

13' 2" x 10' 4" (4.01m x 3.15m)

Double glazed window to rear aspect, feature fireplace with wood burning stove*, under stairs cupboard, ceiling coving, quarry tiled floor and radiator*. Opening to...



Kitchen

10' 0" x 6' 8" (3.05m x 2.03m)

Fitted with a range of wall, floor and drawer units with matching worktops over, sink with mixer tap, built-in gas cooker*, double glazed window to side aspect, dishwasher*, plumbing for a washing machine and space for tumble dryer and a fridge/freezer. Sliding door to utility.

Utility room

6' 3" x 5' 2" (1.90m x 1.57m)

Fitted with a range of wall and floor units with matching worktops over and radiator*. Window to side and door leading to the courtyard.

First Floor Landing

Stairs to the second floor and radiator*. Doors leading to....

Bedroom 1

13' 2" x 10' 5" (4.01m x 3.17m)

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



Bedroom 2

10' 4" x 8' 0" (3.15m x 2.44m)

Double glazed window to rear aspect, alcove cupboard and radiator*.

Bathroom

10' 0" x 6' 8" (3.05m x 2.03m)

Fitted with a white modern suite comprising, bath with glass screen, mains shower over and mixer taps*, low level wc and pedestal wash hand basin with mixer taps, set in a vanity unit, double glazed opaque windows to side aspect, airing cupboard with wall mounted boiler* and heated rail*.

Second Floor Landing

7' 9" x 5' 6" (2.36m x 1.68m)

Double glazed window to rear aspect and storage cupboard. Door leading to...

Bedroom 3

11' 6" x 8' 7" (3.50m x 2.61m)

Velux windows to front aspect, eve storage and radiator*.



Outside

To the rear of the property is a walled south facing courtyard and a gate provides access to the rear lane.

Agents Note

EPC RATING D, COUNCIL TAX BAND B.

Broadband supplier: Virgin Media.

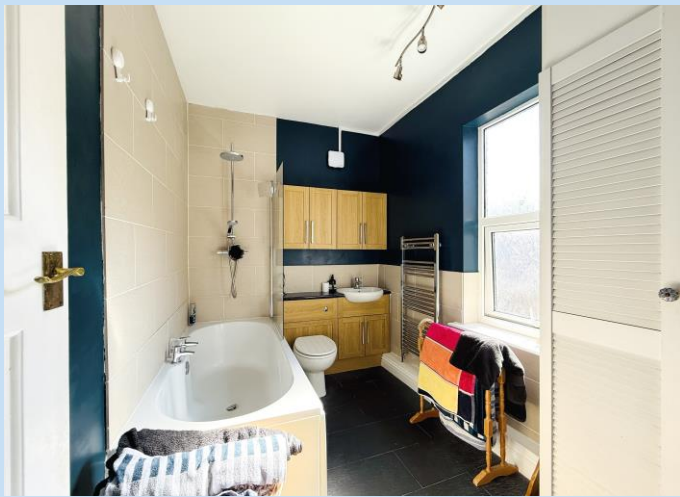
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

74 Queen Victoria Street YORK YO23 1HN	Energy rating D	Valid until:	6 July 2035
		Certificate number:	9835-6423-3500-0204-2202

Property type

Mid-terrace house

Total floor area

88 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.](#)

Bishops Personal Agents

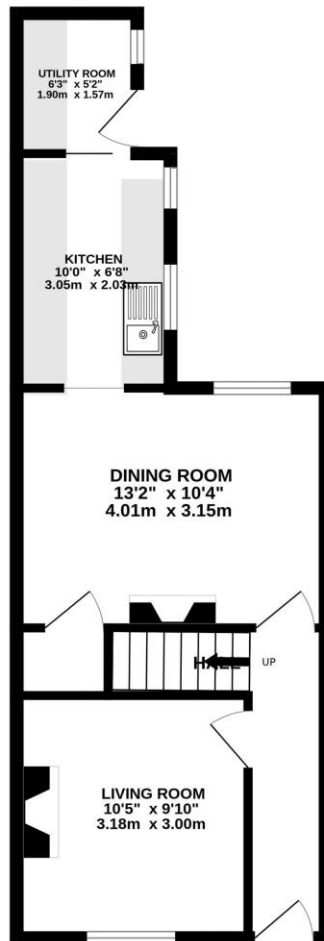
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

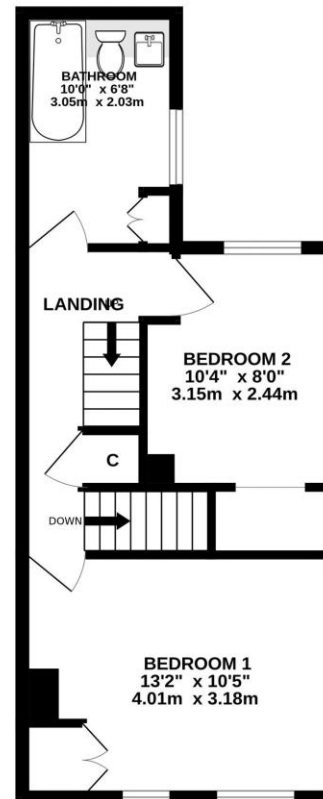
paul.atkinson@bishopspa.com

www.bishopspa.com

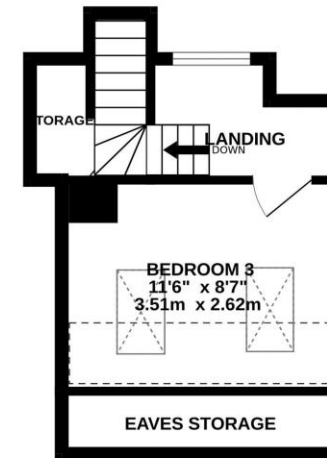
GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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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