



1 Upper Newborough Street,
York, North Yorkshire YO30 7AR

Guide Price £279,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market an excellent two-bedroom end of terrace, with a rare addition of a garage, in one of York's most sought-after locations just off Bootham. A short walk from the city centre, with riverside walks and the Museum Gardens nearby, plus all the local amenities available in this lovely residential area. The immaculately presented home, will appeal to a variety for buyers, including those who commute to work in the city centre or York District Hospital and is perfect for buy-to-let investors, including those looking for a holiday let. Benefiting from gas central heating and full double glazing, the accommodation briefly comprises: Side entrance vestibule leads into an open plan living room, the focal point being the feature fireplace with a free-standing electric fire, plus ample space for a table and chairs and open stairs leading to the first floor. This flexible living space is perfect for those who like entertaining and hosting dinner parties. Onwards we progress into the kitchen, with a range of modern fitted units and some integral appliances. Then through to the downstairs bathroom, completing the ground floor. To the first floor are two good-sized double bedrooms. Outside, to the side is an enclosed courtyard with side gated access, plus a garage, perfect for a workshop or car/cycle enthusiast. In summary, this lovely home, just off Bootham, provides an excellent opportunity to secure a thoughtfully updated property and will also particularly appeal to first time buyers and buy to let investors, who require easy access to the York city centre, York hospital and all the local amenities close at hand. Sold with no onward chain. An internal viewing is a must not to miss out!

Upper Newborough Street is situated within one of York most sought after residential areas, just off Bootham around 1/2 of a mile from the city centre. The area is served by a frequent bus service and a wide range of local amenities and easy foot access to York railway station. The city of York with its wealth of historic monuments is also a hive of activity with an abundance of shopping facilities, restaurants, theatres, galleries and a renowned racecourse. York mainline railway station offers regular direct services to major cities, including Manchester, Edinburgh and London, with some journeys to Kings Cross taking less than 2 hours.



Entrance Vestibule

Side Upvc door to the porch. Glass panel door leading to....

Living Room

24' 6" x 12' 5" (7.46m x 3.78m)

Double glazed windows to front and side aspects, feature fireplace with a free standing electric fire*, wall mounted tv point* and radiator*. Space for a table and chairs and radiator*. Stairs to the first floor. Door leading to...

Kitchen

10' 11" x 11' 5" (3.32m x 3.48m)

Fitted with a range of modern wall and base units with matching work surfaces over, incorporating a steel drainer sink with mixer tap, electric oven*, 4 x gas hobs*, extractor fan over*, integral fridge/freezer and plumbing for a washing machine. Double glazed window to side aspect. Upvc door to the yard. Door leading to...

Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

The bathroom is presented with a white three piece suite comprising; Bath with a mains shower*, pedestal wash hand basin, low level wc, double glazed window to side aspect and heated rail*.

First Floor Landing

Doors leading to...

Bedroom 1

12' 5" x 11' 2" (3.78m x 3.40m)

Double glazed window to side aspect, wall mounted tv point* and radiator*.

Bedroom 2

12' 10" x 12' 4" (3.91m x 3.76m)

Double glazed window to front aspect and radiator*.

Outside

To the side of the property is a walled courtyard with side gated access. Door leading into the garage.

Garage

Up and over door. Power and lighting*.

Agents Note

Epc rating D. Council tax band B.

Broadband supplier: Virgin Media.

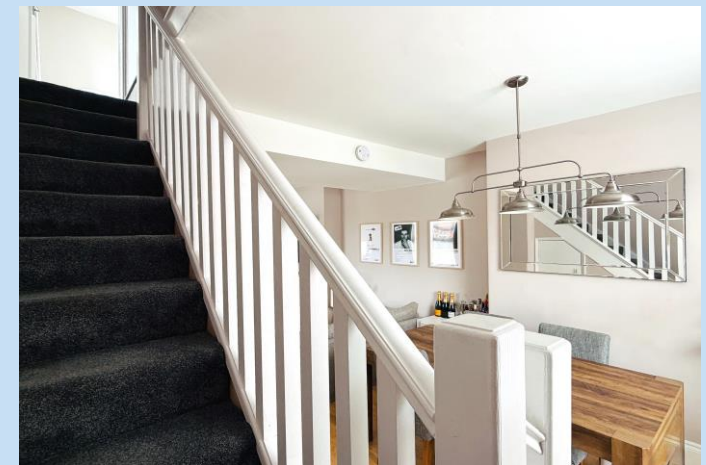
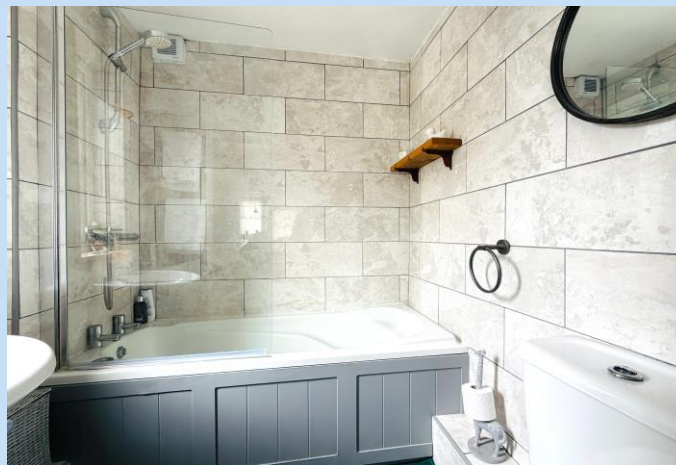
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.






[Find an energy certificate \(/\)](#)

English | [Cymraeg](#)

Energy performance certificate (EPC)

1 Upper Newborough Street
YORK
YO30 7AR

Energy rating

D

Valid until:

2 July 2036

Certificate number:

0520-3064-2203-9266-1204

Property type

End-terrace house

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).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

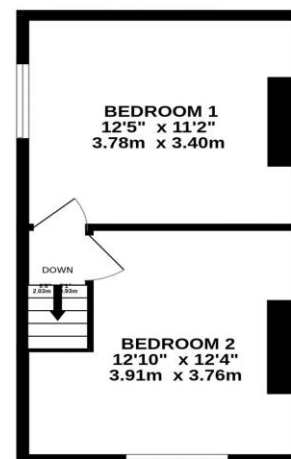
[See how to improve this property's energy efficiency.](#)

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TOTAL FLOOR AREA : 931 sq.ft. (86.5 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.