



178 Bishopthorpe Road
York, YO23 1LF
£1,800 Per Month

 3  2  1  D

This fabulously presented three bedroom terraced house is located in the sought after location of South Bank within close proximity of the Train station, York city centre and all other local amenities.

The property comprises an entrance hallway which leads onto the open plan dining room and lounge area with bay window and log burner which follows onto the large kitchen and sitting area with white goods including washing machine, fridge freezer and oven/hob.

Proceeding up the first flight of stairs is the bathroom with bath and shower as well as two large double bedrooms and proceeding up the second storey is the third double bedroom with additional WC and shower cubicle.

The property has been decorated to a very high standard and is available furnished or unfurnished.

Sorry no smokers. Please note we are unable to accept sharers at this property. Not a HMO.

EPC Rating - D
Council Tax Band - D

Entrance Vestibule

With internal door to...



Hallway

With original mosaic flooring, large radiator, original corbels, stairs to first floor, doors to...



Lounge/Dining Room

2598'5" x 1099'1" (792 x 335)

26' 9" x 11' 7" (8.15m x 3.53m) Front aspect bay UPVC double glazed window, recessed feature cast iron multi fuel burning stove with a tiled hearth, coved cornice, fitted shelving to two alcoves, pine stripped flooring, two radiators, rear aspect UPVC double glazed window, TV and telephone aerial points.

Kitchen

1400'11" x 698'10" (427 x 213)

14' 8" x 7' 10" (4.47m x 2.39m) Side aspect UPVC double glazed and stable door to courtyard. A range of quality fitted wall and base mounted units with wood effect work surfaces over, inset 1 1/2 bowl enamel sink unit, single drainer with swan neck mixer taps over, built-in stainless steel gas hob and extractor hood over, stainless steel double oven, plumbing for automatic washing machine and dishwasher, ceramic tiled flooring, white towel/radiator, large understairs cupboard.





First Floor Landing

Cupboard housing gas combination boiler for hot water and heating, second storage cupboard, stairs to second floor, doors to...

Bedroom 1

1499'4" x 1299'3" (457 x 396)

15' 1" x 13' 7" (4.60m x 4.14m) Front aspect bay UPVC double glazed window and second UPVC double glazed window, radiator, feature cast iron fireplace with tiled hearth, pine stripped flooring.

Bedroom 2

898'11" x 1200'9" (274 x 366)

12' 9" x 9' 4" (3.89m x 2.84m) Rear aspect UPVC double glazed window, feature cast iron fireplace with tiled inserts and original tiled hearth, shelving to recess, fitted carpet, radiator.

Bathroom

1200'9" x 698'10" (366 x 213)

12' 9" x 7' 9" (3.89m x 2.36m) Rear aspect double glazed opaque sash window. A quality white four suite comprising feature cast iron roll top bath with Victorian style mixer taps over, low level WC, pedestal wash hand basin, large corner walk-in shower cubicle with extra large shower head, double panelled radiator, coved cornice.

Second Floor Bedroom 3

1000'8" x 1400'11" (305 x 427)

14' 1" x 10' 7" (4.29m x 3.23m) Rear aspect velux window, radiator, recessed storage area, laminate wood flooring.

Outside

To the front of the property is a forecourted area with low brick boundary wall. To the rear of the property is a larger than average courtyard mainly flagged with double timber gates onto service road giving access and off street parking for one car, storage cupboard, outside security

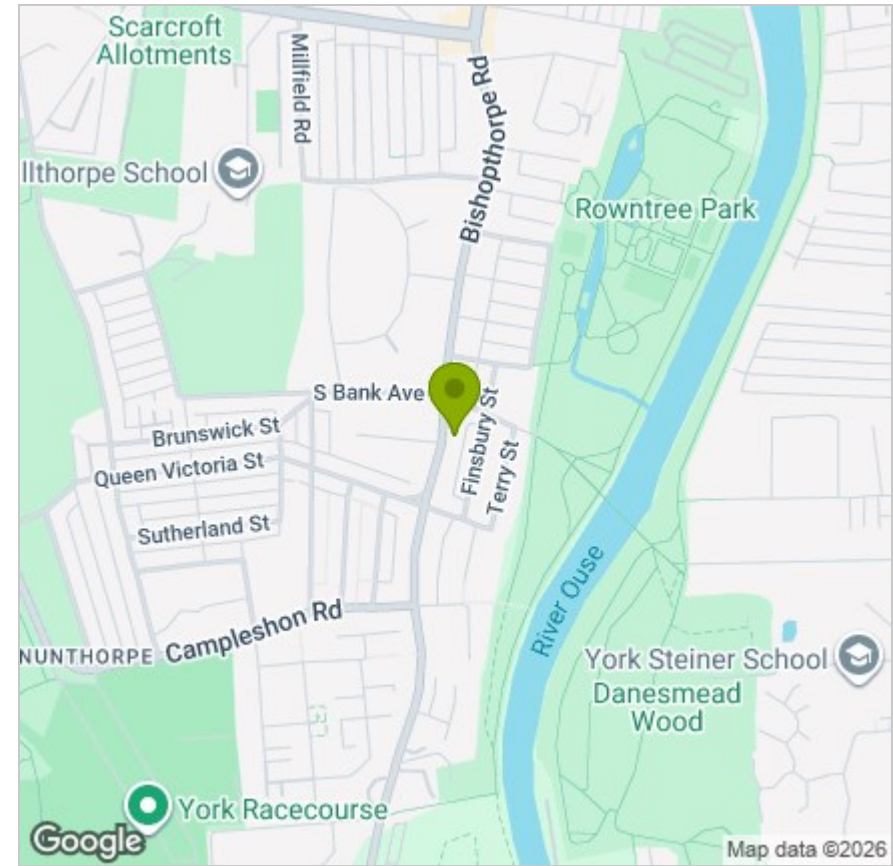
Energy Performance Certificate



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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