

South Bank Avenue, York

£475,000

Stephensons
estate agents & chartered surveyors

South Bank Avenue, York YO23 1EA

Est. 1871

£475,000

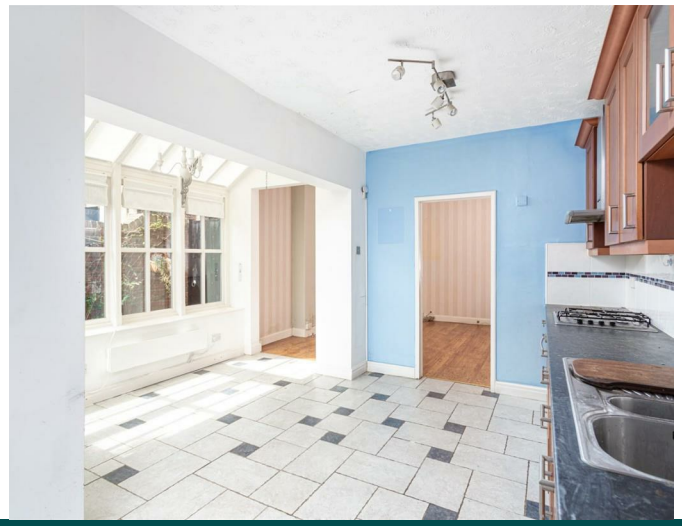
Within walking distance of the Knavesmire & York's racecourse, a period home requiring a programme of renovation on the highly regarded South Bank Avenue, offered for sale with no onward chain.

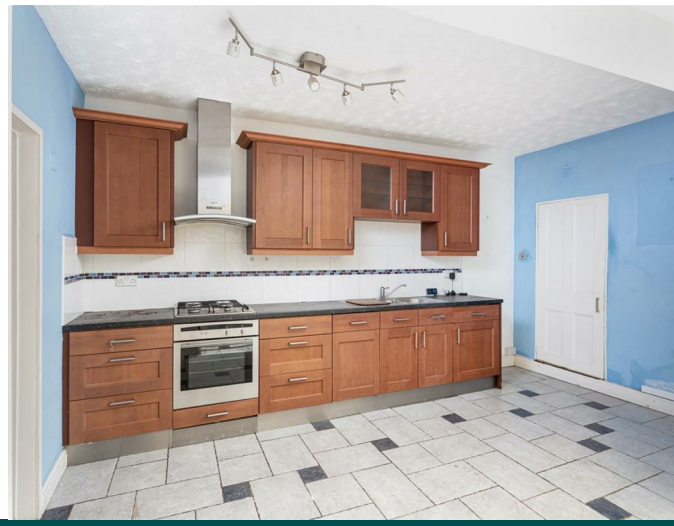
The property is now in need of an extensive programme of modernisation and refurbishment, making it an exciting prospect for buyers looking to create a home to their own specification. Retaining the character and proportions associated with properties of this period, the accommodation offers excellent potential to be transformed into a superb family home in one of York's most sought-after residential areas.

On entry, a long hallway leads off into two separate reception rooms; the living room with feature fireplace and box window sits to the front, with a separate dining room sitting in the middle of the home. The dining room feeds through to an open kitchen room with dual aspect windows and a door leading onto the rear courtyard. A utility is located off the open kitchen. Externally, the property benefits from a courtyard garden to the rear, offering a manageable outside space with further potential to enhance. The courtyard access a store off the rear.

To the first floor, are three bedrooms and the house bathroom. The first and second bedroom are both double in size with







Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: TBC
Council Tax: C - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.











fitted wardrobes, the principal bedroom benefits from a box window to the front and feature fireplace. The second and third bedrooms overlook the rear courtyard, the house bathroom is a practical three-piece suite with walk-in shower.

South Bank Avenue enjoys a desirable position within the popular South Bank area of York, well placed for access to the city centre and the many amenities the surrounding area has to offer. Parking is available on-street with the use of a parking permit.

Offered with no onward chain, this is a rare opportunity for purchasers seeking a substantial renovation project in an established and highly regarded York location.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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Partners:

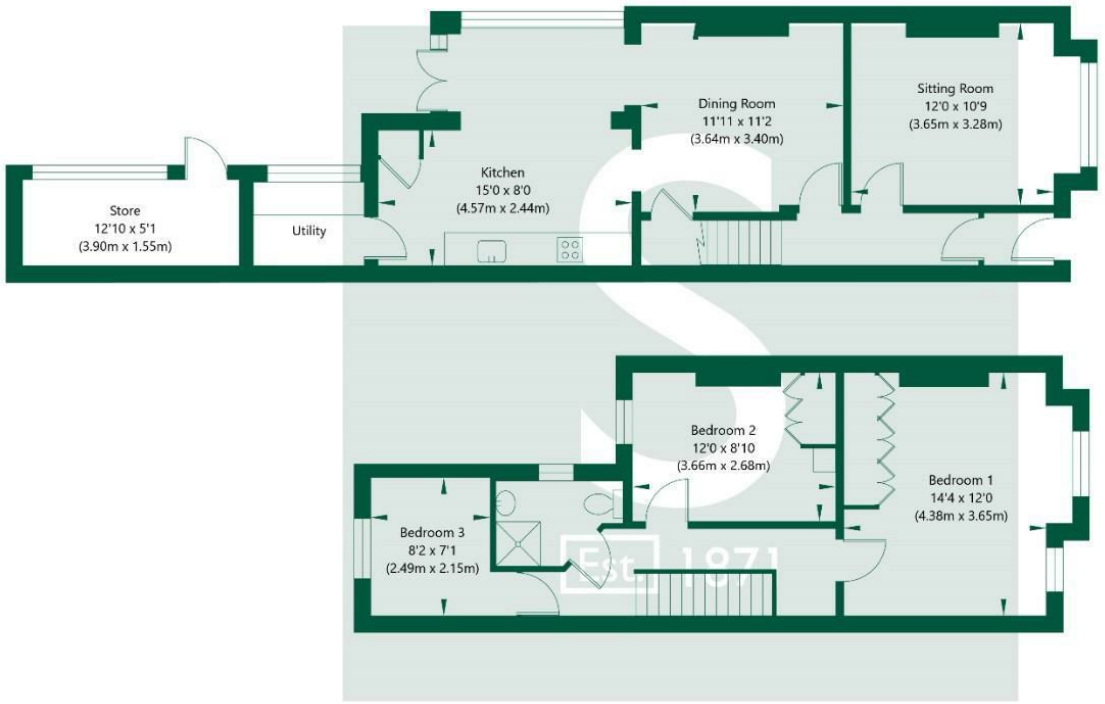
J F Stephenson MA (Cantab) FRICS FAAV
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R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
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T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

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Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 589 SQ FT / 54.74 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 486 SQ FT / 45.2 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1075 SQ FT / 99.94 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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