

Howard Street, Fishergate, York

£475,000

Stephensons
estate agents & chartered surveyors

Howard Street, York YO10 4BQ

Est. 1871

£475,000

A charming traditional townhouse arranged across three floors, offering three bedrooms, two reception rooms and a delightful walled garden, all within easy walking distance of York city centre and offered with no forward chain.



There is something especially appealing about the traditional townhouses found along Howard Street. Their handsome proportions, versatile accommodation and wonderfully central setting lend themselves perfectly to modern city living, and this attractive three-bedroom home is an excellent example.

Arranged across three floors, the property offers a pleasing balance of period character and everyday practicality. The accommodation feels both comfortable and flexible, with two separate reception rooms providing defined spaces in which to relax, dine, work or entertain.

The front reception room creates an inviting living space, while the second reception room offers the versatility to become a formal dining room, family room or home office. Together, these rooms allow the house to adapt easily to the changing needs of its owners.





Positioned beyond is the recently improved kitchen, thoughtfully updated to provide an attractive and practical environment for daily life. Its connection with the rear of the property makes it particularly convenient for summer dining and entertaining in the garden.

The bedroom accommodation is arranged across the upper floors, with three individually proportioned rooms offering flexibility for couples, families, visiting guests or those wishing to work from home. Occupying the upper storey, one of the bedrooms enjoys the privacy and

Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: E - 54
Council Tax: D - 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.











character naturally associated with a traditional townhouse layout.

The house bathroom is a particularly appealing part of the home, combining functionality with genuine period charm. Its original freestanding bath provides a distinctive focal point and preserves an authentic connection with the property's history.

To the rear is a private walled garden, creating a welcome outdoor retreat within this vibrant city setting. It offers space for outdoor seating and relaxed summer evenings with friends and family. On-street residents' permit parking is available to the front of the home.

Howard Street occupies a highly convenient position within Fishergate, one of York's most established and sought-after residential neighbourhoods. The area combines the atmosphere of a traditional city community with exceptional access to the historic centre.

Everyday amenities can be found close by along Fishergate and Fulford Road, including independent cafés, public houses, convenience shops and useful local services. York's wider selection of restaurants, boutiques, cultural attractions and high-street shops is also readily accessible, with Fossgate, Walmgate and the city centre all within comfortable walking distance.

For time outdoors, the River Ouse, riverside paths and Millennium Bridge provide attractive walking and cycling routes. Rowntree Park is also nearby, offering gardens, play areas, tennis courts, a skatepark, café and open recreational space.

Fishergate Primary School is positioned within the local neighbourhood, while York railway station and the city's principal road links can also be conveniently reached.

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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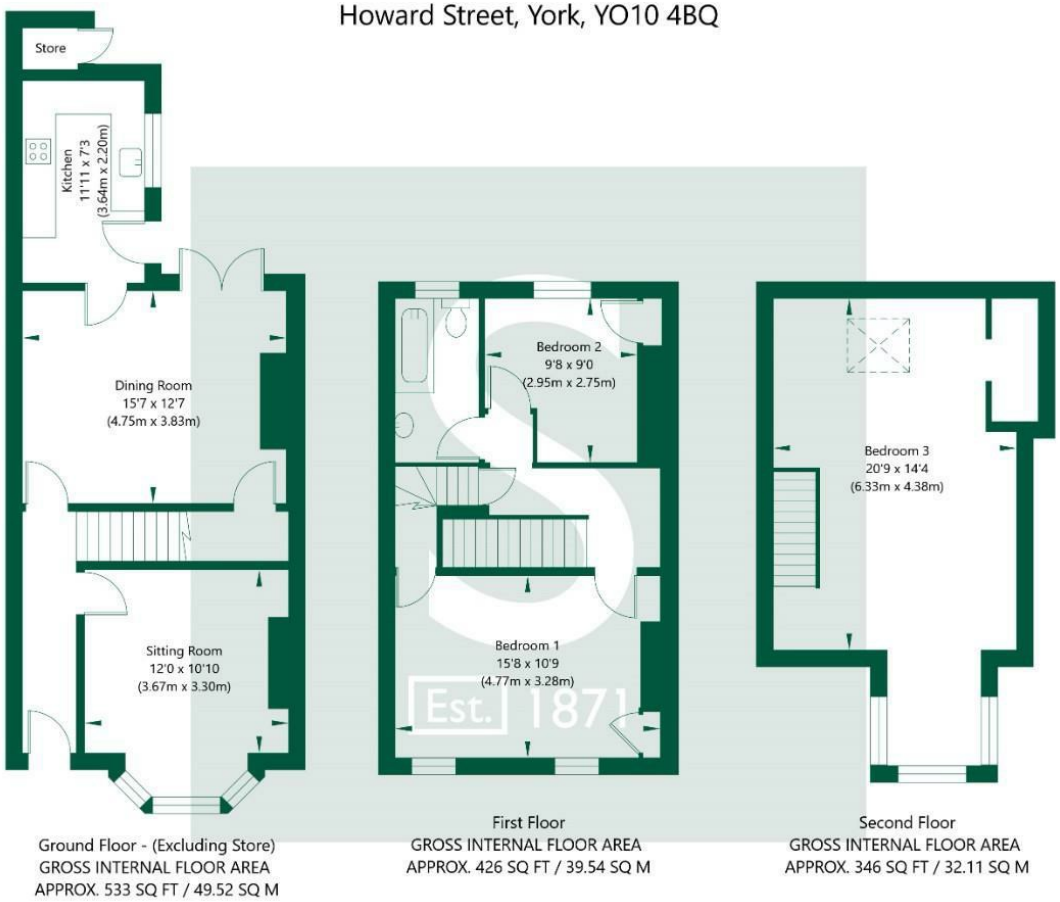
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Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 533 SQ FT / 49.52 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 426 SQ FT / 39.54 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 346 SQ FT / 32.11 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1305 SQ FT / 121.17 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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