



7 Brownlow Street,  
York, North Yorkshire YO31 8LW

Guide Price £319,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market this fabulous boutique two-bedroom mid terraced home, with a stylish twist and a wealth of charm, set in the heart of one of York's most sought-after locations of the Groves in York, just off Haxby Road and a short stroll from the York Hospital, St John University and the City Centre. Offering the best in suburban living this lovely house on Brownlow Street has been updated by the current owner, offering a balance of both charming and quality features. With its cosy living room and a modern kitchen and bathrooms, this property will be very popular with a multitude of buyers, including first time buyers, couples, commuters, professionals who work in York and buy to let investors including those looking for a holiday let. The accommodation briefly comprises; Entrance hallway, from where a door leads us into the reception rooms. To the front we find the cosy bay fronted living room. Onwards passing the stairwell into the modern fitted kitchen, with a central island and range of light grey units and a variety of integral appliances. French doors leading into the courtyard. A handy utility and cloakroom, completing the ground floor. The stairwell leads up to the first-floor landing, from where we find two bedrooms, both with alcove cupboards and fitted wardrobes, one with an en-suite shower room and the second with its own stylish fitted bathroom. Outside, to the front of the house is walled forecourt boundary, leading to the front door. To the rear we find a walled courtyard garden, with a private raised sitting area, perfect for outside entertaining throughout the year. In summary, this lovely home, just off the City centre provides an exceptional opportunity to secure a property that is both charming and contemporary. This property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the City centre, the York Hospital and local amenities. Another thing, is the vendor is willing to negotiate and leave most of the furniture, apart from personal possessions. Sold with no onward chain! An internal viewing is highly recommended to see this superb, charming home.

**Brownlow Street, is in a popular suburb, just around 1 miles north of York City Centre off Haxby Road. The location boasts a wide range of local amenities including Schools, Shops, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. 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 Kings Cross.**



### Entrance Hall

Front entrance door to hallway, tiled floor, dado rail and radiator\*. Stairs to the first floor. Door leading to...

### Living Room

11' 8" x 10' 9" (3.55m x 3.27m) Into bay  
Double glazed bay windows to front aspect, tv point\* and radiator\*.

### Kitchen/Breakfast Room

14' 2" x 10' 2" (4.31m x 3.10m)  
Superb modern fitted kitchen with a range of contemporary wall and base units with matching worktops over, integral appliances include an electric oven\*, induction hob\*, extractor fan \*, fridge and freezer\*, central island, pantry, double glazed French doors to the rear aspect and upright radiator\*. Door leading to...



### Utility room

5' 11" x 4' 9" (1.80m x 1.45m)  
Fitted with a range of wall and base units with matching worktops over, steel sink with mixer taps, plumbing for a washing machine\* and wall mounted boiler\*. Door to rear aspect. Sliding door leading to...

### Cloakroom

4' 9" x 1' 11" (1.45m x 0.58m)  
Low-level wc and pedestal wash hand basin with mixer taps set in a vanity unit.

### First Floor Landing

Loft hatch with a pull-down ladder. Doors leading to....

### Bedroom 1

14' 1" x 9' 11" (4.29m x 3.02m)  
Double glazed window to rear aspect, feature cast iron fireplace, alcove cupboard, built in wardrobes, down lighting and radiator\*. Door leading to...



### Bathroom

8' 3" x 4' 8" (2.51m x 1.42m)  
Modern bathroom with a white suite comprising: Bath with mixer taps and shower head attachment\*, pedestal wash hand basin with mixer taps set in a vanity unit, low level wc, double glazed window to side aspect and heated rail\*.

### Bedroom 2

10' 11" x 9' 1" (3.32m x 2.77m)  
Double glazed window to front aspect, feature cast iron fireplace, alcove cupboard, built in wardrobes, down lighting and radiator\*. Door leading to...

### En-suite

Modern white suite comprising; Walk in shower cubicle with mains shower\*, pedestal wash hand basin with mixer taps, low level wc, extractor fan\*, down lighting and heated towel rail\*.



## Outside

To the front of the property is a forecourt with a boundary wall and gate. To the rear of the property is private walled courtyard with a storage cupboard. Stairs lead up to a terrace, perfect for outside entertaining throughout the year.

## Agents Note

EPC Rating D. Council tax band B.

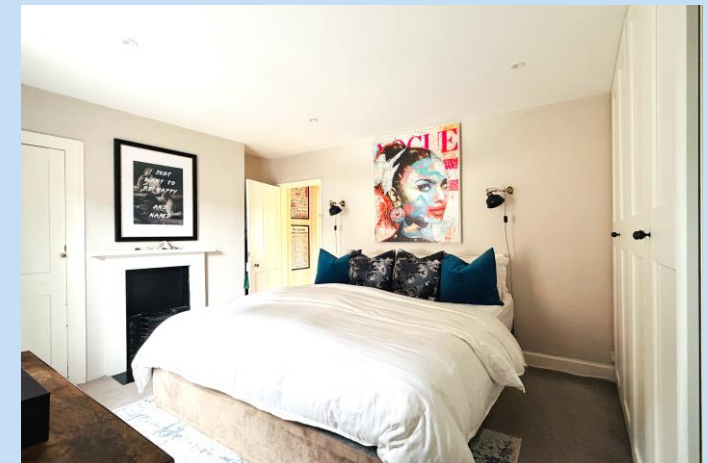
Broadband supplier: Vodafone.

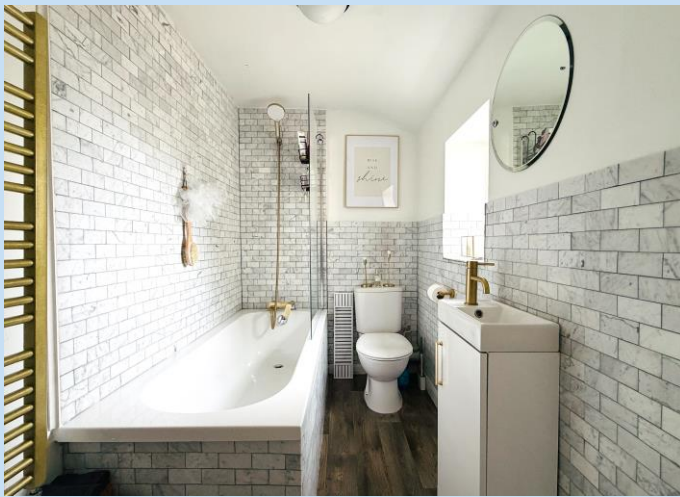
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





## Energy performance certificate (EPC)

7 BROWNLOW STREET  
YORK  
YO31 8LW

Energy rating

**D**

Valid until:

**22 December 2030**

Certificate number:

**4130-7822-5009-0657-2222**

Property type

Mid-terrace house

Total floor area

68 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>).

**Bishops Personal Agents**

Tel: D: 01904 375376 M: 07497393391

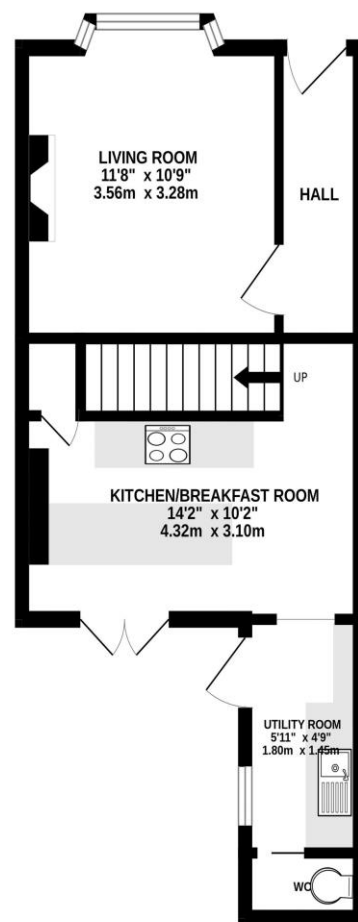
13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishopspa.com

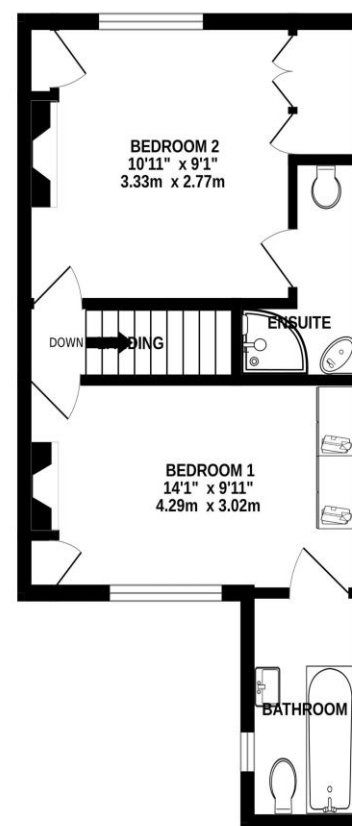
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GROUND FLOOR



1ST FLOOR



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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