



10 Prospect Terrace,  
York, North Yorkshire YO1 6EP

Guide Price £335,000

  
**BISHOPS**  
PERSONAL AGENTS

**LOCATION! LOCATION! LOCATION! WITH NO ONWARD CHAIN!** Bishops Personal Agents offer for sale a fantastic opportunity purchase a well presented, two-bedroom end of terraced house, set in the heart of this incredibly popular and quiet location of Bishophill, inside York's city walls and within easy walking distance of the ever popular "Bishy Road" shops, mainline railway station and York's many City Centre. Bishophill has a fantastic community vibe, from popping into the Golden Ball for a pint or having a quiet coffee in the park, to strolling around the city walls in town and even central dog walks around the base of the walls and Rowntree park. This property has been updated by the current owner and with its cottage style kitchen and converted attic space is sure to be very popular amongst a variety of buyers, including those wishing for a quiet location just off the city centre, commuters, buy to let investors and those wanting to run a holiday let. Benefiting from gas central heating and double glazing comprises; Entrance door, leading into the spacious living room, with ample space for a table and chairs. Then onwards through the central lobby with access to the courtyard. We then find the galley kitchen, with a range of cottage style fitted units and through to the extended dining room, which in turn could be used as a further downstairs bedroom or study, completing the ground floor. From the central lobby, the staircase leads up to the first-floor landing, where we find the front bedroom and a shower room to the rear. A further staircase leads up to the second floor, to a bedroom in the converted attic space. To the rear of the property is a walled courtyard, with rear gated access. In summary, this lovely well-presented home will particularly appeal to those for whom location within this popular central location is crucial, with easy access to the York City centre and for commuters who use the station. Sold with no inward chain! An internal viewing is strongly recommended not to miss out!

**Prospect Terrace is situated in the superb location within the York City walls of Bishophill, close to the York City centre, Bishopthorpe Road shopping parade and Rowntree Park. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and two theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City centre bars and restaurants. 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.**



### Living Room

18' 8" x 11' 9" (5.69m x 3.58m)

Double glazed windows to the front aspect, ceiling coving, ceiling rose, understairs storage, tv point\* and radiator\*. Door leading to...

### Lobby

11' 9" x 3' 6" (3.58m x 1.07m)

Upvc door to the courtyard. Stairs to the first floor. Door leading to...

### Kitchen

10' 1" x 6' 1" (3.07m x 1.85m)

Fitted with a range of wall and floor units with matching work surfaces over, ceramic sink and drainer with mixer tap, gas cooker\* with 4 x gas hob\*, plumbing for a washing machine\* and space for a fridge/freezer\*, wall mounted boiler\*, double glazed window to side aspect and radiator\*. Door leading to...

### Dining Room

8' 6" x 6' 1" (2.59m x 1.85m)

Double glazed windows to the side aspect, built in cupboard and radiator\*.



### First Floor Landing

Double glazed windows to the rear aspect. Stairs to the second floor. Doors leading to...

### Bedroom 1

12' 1" x 11' 9" (3.68m x 3.58m)

Double glazed windows to the front aspect and radiator\*.

### Shower Room

9' 11" x 5' 1" (3.02m x 1.55m)

Fitted with a contemporary three piece suite comprising; Shower cubical with mains shower\*, wash hand basin with mixer tap set in a vanity unit, low level wc, double glazed window to rear aspect and heated towel rail\*.

### Second Floor Landing

Doors leading to...

### Bedroom 2

18' 6" x 11' 7" (5.63m x 3.53m)

Double glazed windows to the rear aspect, sky light and radiator\*.



### Outside

To the rear of the house is a walled courtyard with rear gated access.

### Agents Note

EPC RATING D, COUNCIL TAX BAND B.

Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







## Energy performance certificate (EPC)

|                                        |                           |                     |                          |
|----------------------------------------|---------------------------|---------------------|--------------------------|
| 10 Prospect Terrace<br>YORK<br>YO1 6EP | Energy rating<br><b>D</b> | Valid until:        | 17 October 2033          |
|                                        |                           | Certificate number: | 9265-3931-6200-7217-2204 |

Property type: End-terrace house

Total floor area: 82 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**

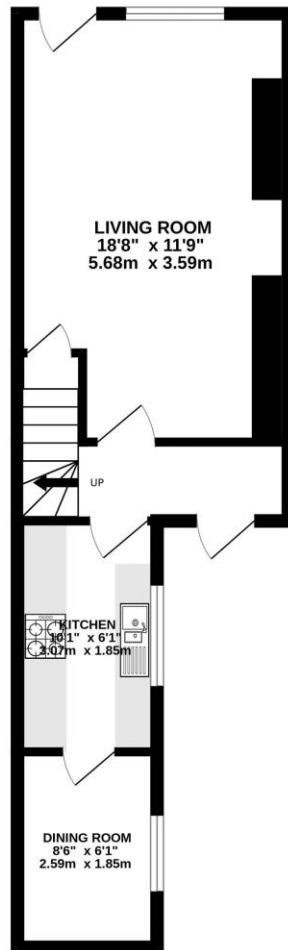
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

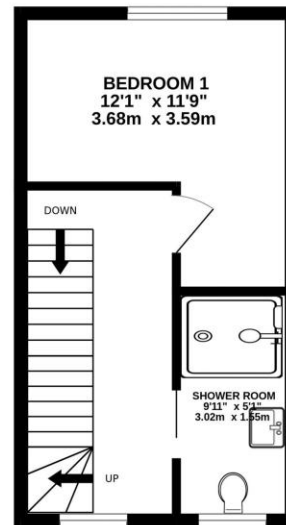
paul.atkinson@bishopsa.com

www.bishopsa.com

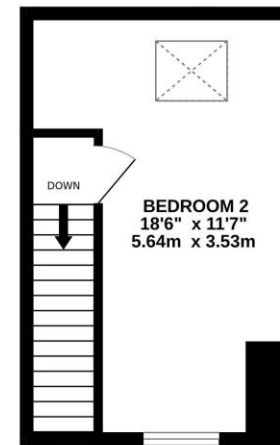
GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



2ND FLOOR  
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 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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