



7 Cecilia Place,
York, North Yorkshire YO24 4BG

Guide Price £167,500


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Bishops Personal Agents offer for sale a superb one-bedroom ground floor apartment, located in one of York's most popular prime locations, just to the south/west of York off Holgate Road, well situated with easy access to the outer ring road and into the York City Centre and station. Also with popular local schools, West Bank Park, The Knavesmire and the popular Acomb shopping centre close at hand. Located in a cul-de-sac position, this property will be very popular with a variety of buyers, including first time buyers, couples, those who commute and buy to let investors. The apartment, featuring full double glazing and efficient gas central heating, welcomes you via a communal entrance that also houses your own private storage cupboard. Once inside, we find a hallway with doors leading to the reception rooms and a convenient storage cupboard. First we enter the fitted kitchen, with a range of modern fitted units and a further door leads us outside to the communal gardens. Then onwards we come into the spacious living room, with ample space for a desk or a table and chairs. We also find a well-proportioned double bedroom with alcove storage, plus a modern bathroom suite completing this apartment. Externally to the front, unallocated on-street parking. To the rear, a low maintenance shared garden area. In summary, this well-presented apartment in the very popular "Holgate" location, provides an exceptional opportunity to secure a home which will particularly appeal to those for whom location within this popular area is crucial with easy access to the York city centre and station. An internal viewing is recommended, not to miss out.

Cecilia Place is situated within the popular Holgate residential location, offering excellent access to the City Centre, The Knavesmire and West Bank Park. This property is within close proximity of the railway station. A handy footbridge is the quickest route. In addition, within a few hundred yards are the well-regarded schools of St Paul's Church of England Primary, Acomb Primary and Poppleton Road Primary. For the commuter, there are regular transport links to and from the city centre, which is within easy walking distance if you wish to take an easy stroll and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Storage cupboard. Doors leading...

Living Room

16' 6" x 10' 5" (5.03m x 3.17m)

Double glazed windows to front aspect, picture rail, tv point* and radiator*.

Bedroom 1

11' 10" x 11' 5" (3.60m x 3.48m)

Double glazed windows to rear aspect, alcove cupboard, airing cupboard with a wall mounted boiler* and radiator*.

Kitchen

9' 2" x 8' 6" (2.79m x 2.59m)

The kitchen is fitted with a range of base and wall mounted units with matching work preparation surfaces over, steel sink with mixer taps, electric oven *, plumbing for washing machine*, space for a fridge, double glazed windows to rear aspect and radiator*. Door leading to the outside.

Bathroom

8' 5" x 5' 1" (2.56m x 1.55m)

Modern white three piece suite comprising: Bath with mixer taps and mains shower over*, pedestal wash hand basin with mixer tap, set in a vanity unit, low level wc, double glazed windows to rear and aspect and heated rail*.

Outside

To the outside are two storage cupboards and a shared rear garden area. Un allocated permit parking is available to the front and adjoining streets, where permitted.

Tenure

Tenure: Leasehold with a 125-year lease which commenced in August 2021, 120 years remaining. The Freehold is York City Council. Service charge: £1,090 per annum. This includes building insurance, maintenance of communal areas, and gardening. Reviewed annually. Ground rent: £40 per annum. Council tax: Band A, £1,134.96 per annum. Letting: The apartment can be let, but not as a holiday let. Pets are allowed with permission. Details should be checked at the time of purchase by a solicitor.

Agents Note

Epc rating TBA, Council tax band A.

Broadband supplier: EE fibre.

Broadband speed: High Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.







Energy performance certificate (EPC)

7 Cecilia Place
YORK
YO24 4BG

Energy rating

C

Valid until:

12 July 2036

Certificate number:

0436-8423-0600-0687-4292

Property type

Ground-floor flat

Total floor area

47 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).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



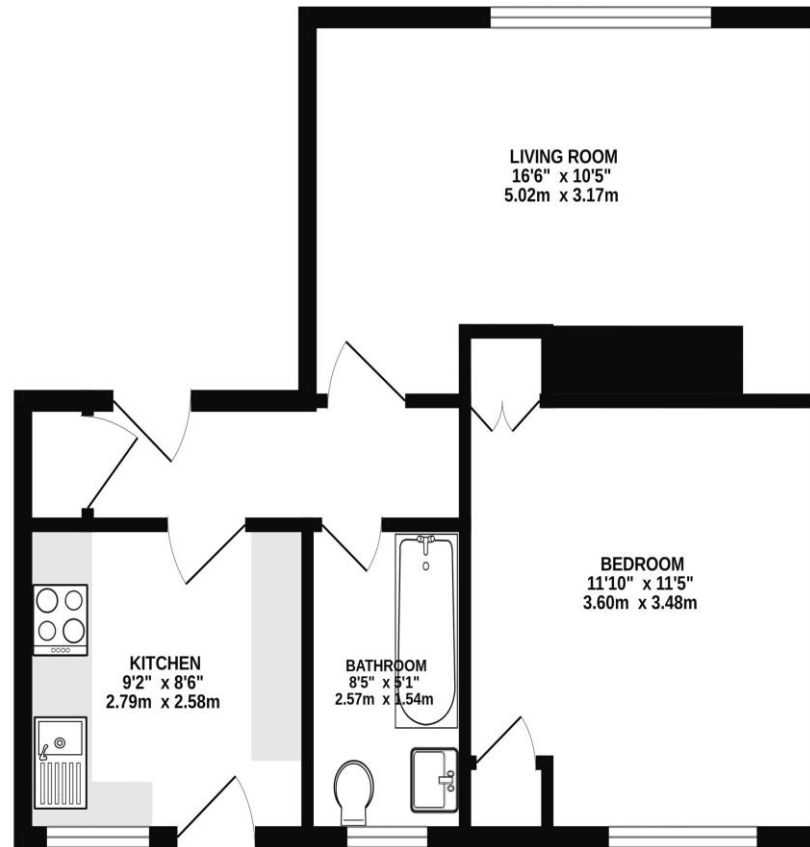
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GROUND FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (43.0 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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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.