

42 Bishophill Senior

York, YO1 6DZ

Guide Price £525,000

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NO ONWARD CHAIN! A simply stunning, extended two double bedroom mid terrace house, ideally situated within York's historic city walls and just moments from the vibrant city centre. This superb property offers bright and spacious living accommodation, with an impressive glazed extension creating a wonderful connection between the living space and secluded rear courtyard garden. Located in the sought after Bishophill area, the property is perfectly positioned for the excellent amenities of Bishopthorpe Road and Micklegate, as well as York Railway Station. The accommodation comprises an entrance hallway, lounge with feature log burner, separate sitting room opening into a spacious kitchen diner, first floor galleried landing, two generous double bedrooms and a modern house bathroom. Outside, there is a charming walled courtyard garden with gated access to a rear service alleyway. Further benefits include double glazing throughout and gas central heating. An internal viewing is highly recommended to fully appreciate this beautiful home. Please contact Churchills Estate Agents to arrange a viewing.

Entrance Hallway
Entrance door, double panelled radiator, carpeted stairs to first floor, power points, oak flooring

Lounge
Timber framed double glazed slide sash window to front, with shutters, log burner with surround, column radiator, picture rail, TV point, power points, oak flooring

Sitting Room
Log burner with surround, under stairs cupboard, radiator, power points, oak flooring

Kitchen Area
Full height double glazing, fitted wall and base units with counter tops, integrated appliances, column radiator, power points, tiled flooring

















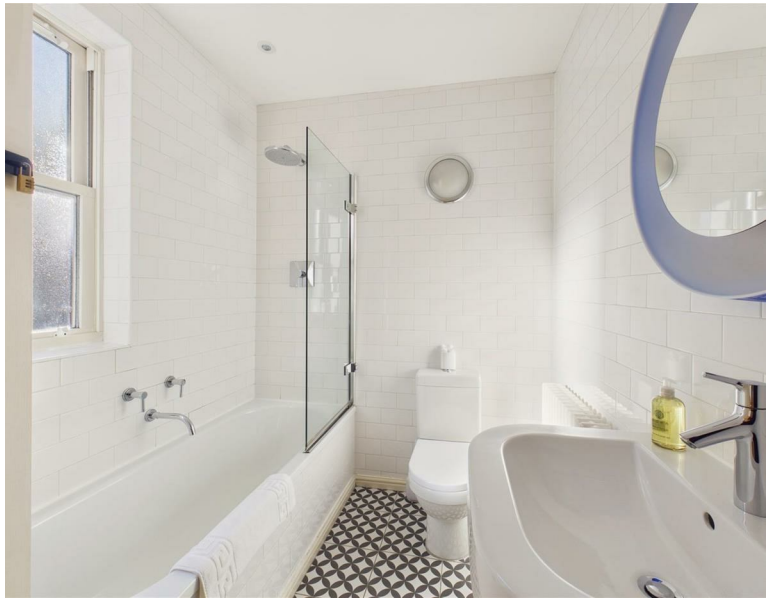

Dining Area
Double glazed doors onto courtyard garden, vaulted ceiling, power points, tiled flooring

First Floor Landing
Window to side, loft access, power points, spindle balustrade, carpet

Bedroom 1
Window to front, double panelled radiator, power points, exposed timber floorboards

Bedroom 2
Window to rear with fitted shutters, double panelled radiator, power points, exposed timber floorboards

Bathroom
Opaque slide sash window to side, panelled bath with mains shower over, low level WC, wash hand basin, column radiator, storage cupboard housing gas combination boiler, tiled walls, tiled flooring

Outside
Rear walled courtyard garden with paving and sitting areas, gate to service alleyway and outside tap

Agents Note
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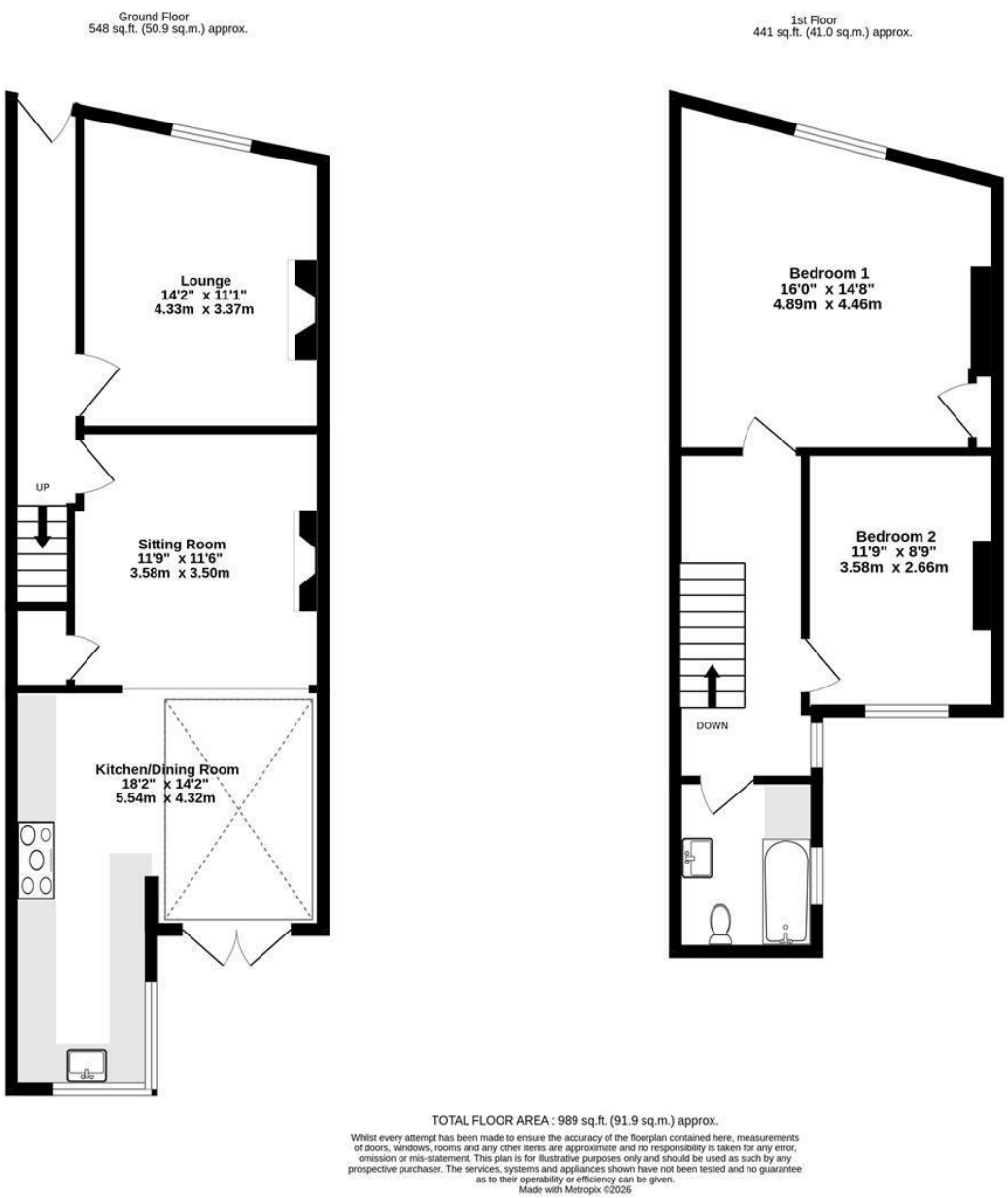
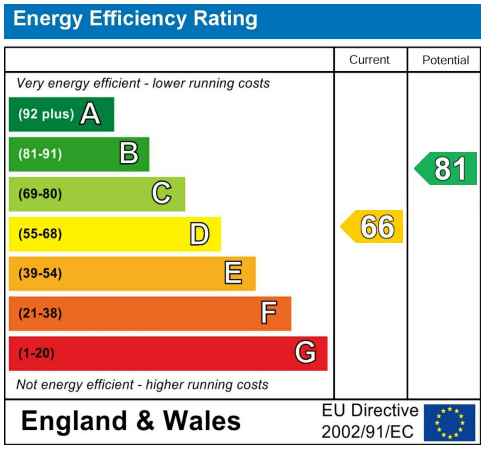
FLOOR PLAN



LOCATION



EPC



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Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk