

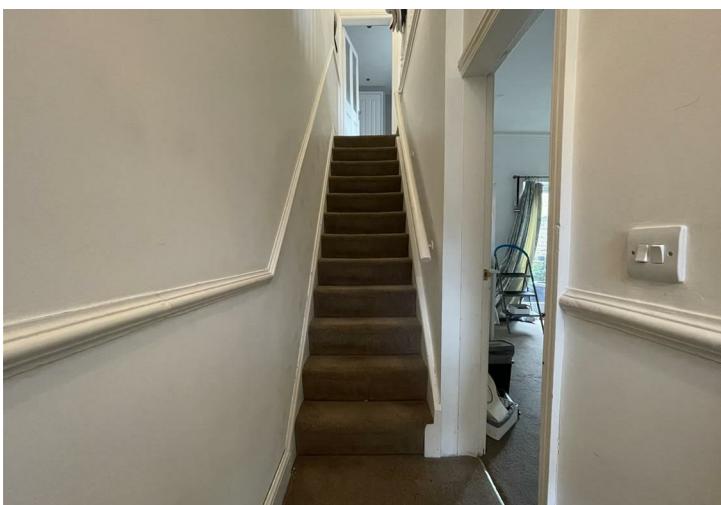


Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

12 Russell Street, South Bank, York, YO23 1NW

Guide Price £365,000



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£365,000

A large two bedroom period mid terrace house located in one of York's most sought after locations. Close to the popular Bishophorpe Road Shopping Parade and within easy walking distance of the Railway station and City centre. This property comprises of a hallway, lounge with separate dining area, fitted kitchen with oven and hob. first floor galleried landing, two double bedrooms and first floor bathroom with 3 piece suite fitted with shower and bath. To the rear of the property is a well maintained courtyard.

Description

Hallway

Entrance door, stairs to first floor. Doors to

Lounge

13'5" x 10'9"

Bay window to front

Dining Room

12'0" x 10'9"

Window to rear. Door to

Kitchen

10'4" x 7'6"

Good range of modern fitted units including built in oven and hob, window to side and door to rear yard.

Bedroom 1

14'2" x 11'3"

Window to front

Bedroom 2

11'10" x 8'11"

Window to rear

Bathroom

7'11" x 7'8"

Three piece white suite including bath with shower above, window to side



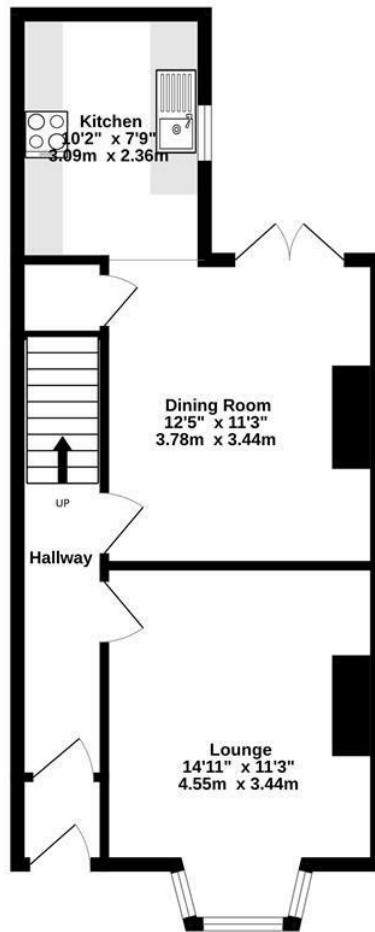
Features

- Large 2 Bed Terrace
- Close to Bishophorpe Road Shopping Parade
- To the rear of the property is a well maintained courtyard
- Council Tax Band C

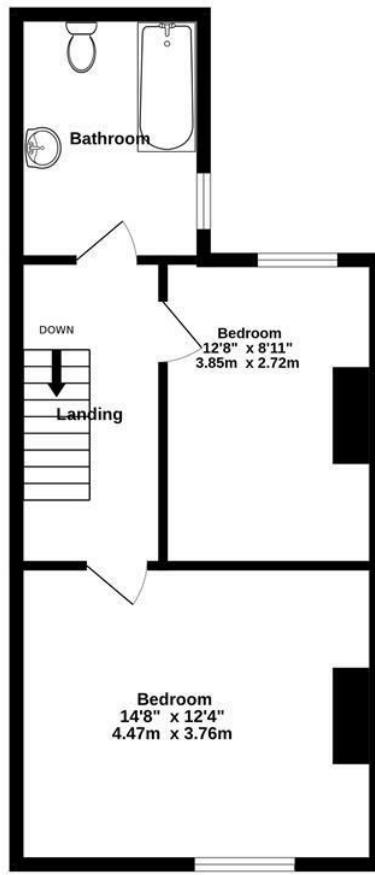


FLOOR PLAN

Ground Floor
449 sq.ft. (41.7 sq.m.) approx.

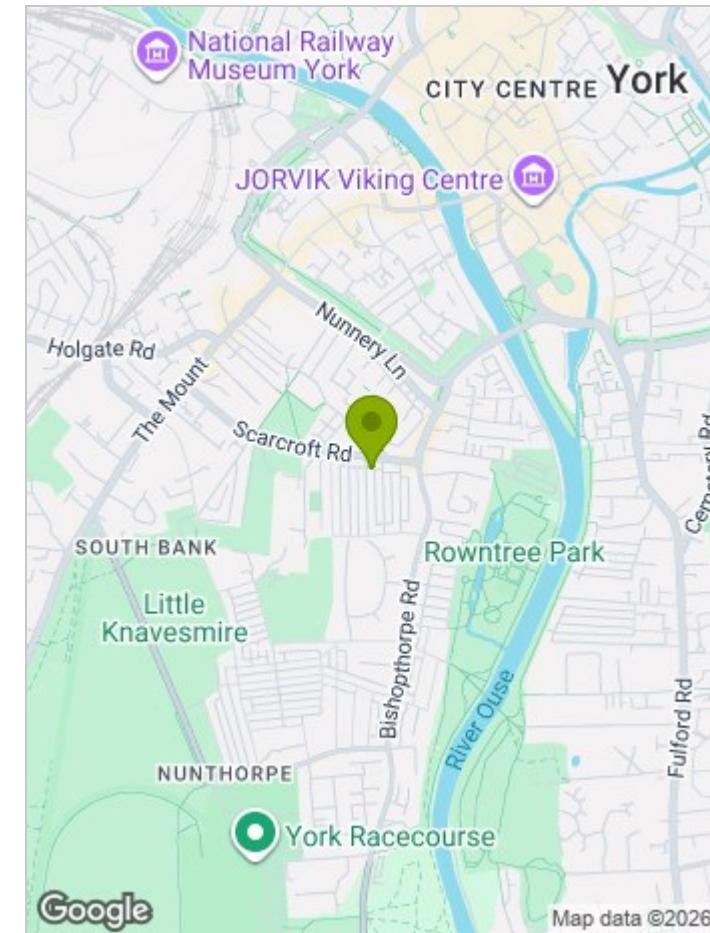


1st Floor
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	59
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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