



31 Hartoft Street,  
York, North Yorkshire YO10 4BN

Guide Price £369,950

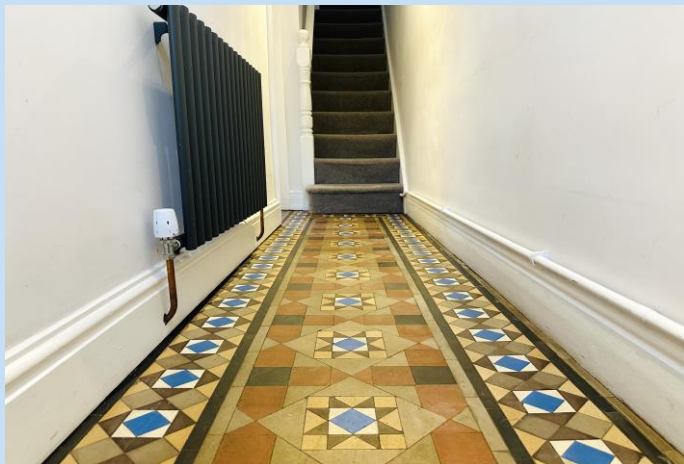
  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents offer for sale a fabulous three bedroom mid terraced house spread over three floors, situated in one of Yorks most sought after locations of Fishergate, just off Fulford Road. This superb property has been updated to a very good standard and is sure to be very popular to all buyers, including singletons, professional couples, commuters and those looking for a buy to let, including holiday lets and air "bnb". It will also suit those who wish to both work and live on the fringe of this historic city or attend the University, plus it is only a brief walk along the riverside to the city centre shopping parades, cafe's and bars. Also inside the catchment of the very popular and highly regarded Fulford Secondary School. Briefly comprising: Entrance hall with an original tiled mosaic floor, stairs lead to the first floor and a door leads into the reception rooms. To the the front a living room, which in turn opens to the dining room with French doors leading to the courtyard. A modern fitted kitchen with a range of white units opens to the inner lobby and down stairs cloakroom. From the first floor landing are two double bedrooms and a modern four piece bathroom suite. A further stair case leads to the second floor, where we find a further bedroom and en-suite. To the rear is a spacious courtyard with a brick outbuilding, perfect for cycle storage or a small workshop. The location is also exceptional, being just a brief walk or cycle ride, from the ever popular "Bishy Road" shops and Rowntree Park, over the Millenium bridge and river side walks and buses into the York city centre. Also Ideally situated within the outer ring road, the property enjoys local amenities, shops and popular local bars, only minutes away from the very popular, local primary and secondary schools and York University. The Science Park and The Designer outlet are also nearby. An early viewing is a must not to miss out!

**Proceed out of York along Fishergate leading onto Fulford Road, turn right onto Grange Street leading left onto Rosedale Street and right onto Hartoft Street. Travel to the end of the street where this property can be easily found on the left hand side, distinguished by the Bishops Personal Agents For Sale board.**

**Hartoft Street, Fishergate is a residential street situated to the south of York City Centre just off Fulford Road and enjoys plenty of amenities including local shops, Public Houses and a Post Office. The McArthur Glen Shopping Outlet, David Lloyd Gym and York Sports Village are all within easy reach as is access to the A64 and the University of York. For families, the property is in the catchment for the highly regarded Schools. 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 offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Entrance door to hallway with a mosaic tiled floor, ceiling coving, corbels and radiator\*. Stairs to first the first floor. Doors leading to...

### Living Room

11' 3" x 10' 3" (3.43m x 3.12m)

Double glazed windows to front aspect, ceiling coving, ceiling rose. alcove shelving, tv point\* and upright radiator\*. Opening to...

### Dining Room

11' 5" x 10' 9" (3.48m x 3.27m)

Double glazed French doors to rear aspect, ceiling coving, ceiling rose, under stairs storage cupboard, telephone point\* and radiator\*. Door leading to..

### Kitchen

12' 3" x 6' 4" (3.73m x 1.93m)

Fitted with a range of modern white wall, floor and drawer units with matching worktops over, steel sink with mixer tap, free standing electric oven\*, extractor hood over\*, space for free standing fridge/freezer\* and dishwasher\*, downlighting, double glazed window to side aspect and radiator\*.



### Inner Lobby

5' 3" x 11' 4" (1.60m x 3.45m)

Upvc door to the courtyard. Wall mounted boiler\*, and plumbing for a washing machine. Door leading to....

### Cloakroom

4' 10" x 3' 2" (1.47m x 0.96m)

Double glazed window to side aspect, low level wc, sink and radiator\*.

### First Floor Landing

Stairs to the second floor and radiator\*. Doors leading to...

### Bedroom 1

13' 6" x 11' 2" (4.11m x 3.40m)

Double glazed windows to front aspect, usb point\* and radiator\*.

### Bedroom 2

10' 3" x 8' 2" (3.12m x 2.49m)

Double glazed windows to rear aspect and radiator\*.



### Bathroom

11' 5" x 6' 4" (3.48m x 1.93m)

Fitted with modern four piece white suite; Comprising bath with mixer taps and shower-head attachment\*, shower cubicle with mains shower over\*, low level wc, pedestal wash hand basin, double glazed windows to side and rear aspects, extractor fan\*, down lighting and heated rail\*.

### Second Floor Landing

Sky light. Door leading to...

### Bedroom 3

13' 7" x 7' 7" (4.14m x 2.31m)

Double glazed windows to rear aspect, velux to the front, eve storage and radiator\*. Door leading to...

### En-suite

5' 5" x 3' 0" (1.65m x 0.91m)

Fitted with modern three piece white suite; Comprising shower cubicle with mains shower over\*, low level wc, pedestal wash hand basin with mixer taps, set in a vanity unit, double glazed window to rear aspects, extractor fan\*, down lighting and heated rail\*.





## Outside

To the rear of the property is a walled courtyard, perfect for outside entertaining, brick out building with power and lighting and gated access onto the rear service road

## Agents Note

Epc rating C, Council tax band B.  
Broadband supplier: Empty House.  
Broadband speed: Empty House.  
Water supplier: Yorkshire Water.  
Gas supplier: So Energy.  
Electricity supplier: So Energy.



# Energy performance certificate (EPC)

31 Hartoft Street  
YORK  
YO10 4BN

Energy rating

C

Valid until:

2 March 2032

Certificate number:

0350-2797-1170-2002-4405

## Property type

Mid-terrace house

## Total floor area

96 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



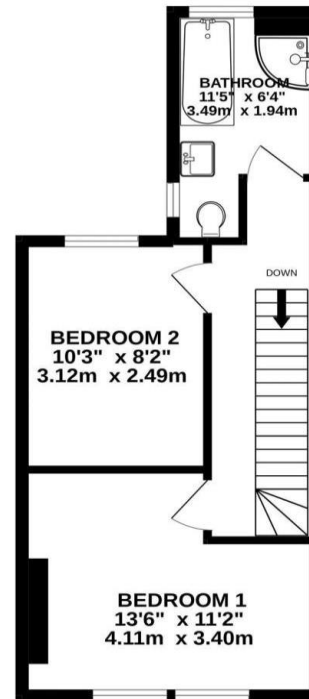
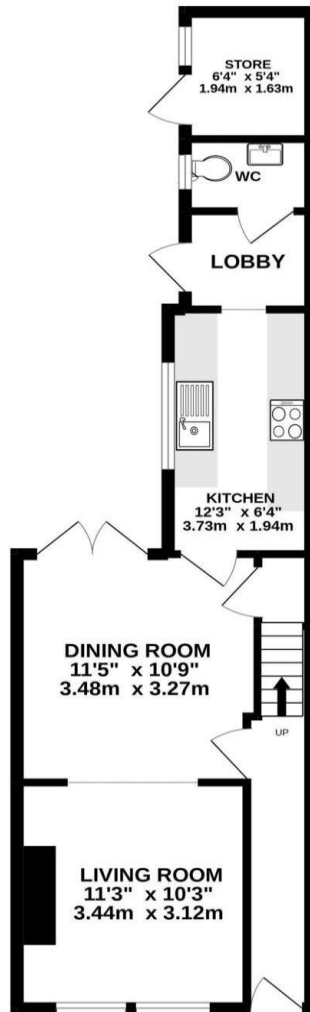
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TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

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.