



26 Moss Street,
York, North Yorkshire YO23 1BR

Guide Price £349,950

The logo for BISHOPS PERSONAL AGENTS, featuring a stylized green house icon above the text "BISHOPS" in a bold, serif font, with "PERSONAL AGENTS" in a smaller, sans-serif font below it.

Are you looking for well presented period property just a short stroll from the splendour of York City Centre and the local Bisby Road high street, cafe bars and shops? Then this superb two bedroom mid terraced house could be just for you! This lovely home on Moss Street has been well maintained and updated by the current owner, offering a wealth of charm with both modern and period features and will be very popular with a whole set of potential buyers including commuters, retired couples, professionals who work in York and buy to let investors, including those looking for a holiday let. The property itself is within easy walking distance of local shops, schools, Rowntree Park, the York city centre and the railway station. The accommodation briefly comprises; The entrance hallway with an original mosaic tiled floor, a door leads to the reception rooms, to the front we find the living room, which in turn is opening to the dining room with French doors leading to the rear courtyard, a modern fitted kitchen which includes a range of white fitted units completes the ground floor. The stairwell leads to a first-floor landing from where we find two well-proportioned bedrooms, both with feature cast iron fireplaces and a modern bathroom with a three piece white suite can be found. There is also potential to convert the attic space, providing a further bedroom/study. Externally is a courtyard area perfect for outside entertaining with access to the front via a shared passageway. In summary, this superb home just off Blossom Street, with easy access to the York station and very popular local schools, provides an exceptional opportunity to secure a property in one of the most popular locations in York. An internal viewing is a must not to miss out!

Leave York City centre over Skeldergate Bridge and continue past the shops on Bishopthorpe Road, turn right at the traffic lights onto Scarcroft Road, take the first turning right onto Nunthorpe Road, continue over the cross roads and passed Scarcroft school onto Moss Street, where the property is located at the right hand side.

Moss Street is delightfully situated in this highly desirable area being just under a mile away from York city centre. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road. The popular Scarcroft Primary School is at the end of the street with further well renowned schools in the area. 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

Front entrance door to vestibule, glass panel door to the hallway with a mosaic tiled floor, ceiling cornice, corbels and radiator*. Stairs to the first floor. Door leading to...

Living Room

11' 2" x 11' 1" (3.40m x 3.38m)

Double glazed windows to front aspect, ceiling cornice, ceiling rose, picture rail, tv point* and radiator*. Opening to...

Dining Room

11' 9" x 11' 4" (3.58m x 3.45m)

Double glazed French doors to rear aspect, feature fireplace, ceiling cornice, picture rail, understairs storage and radiator*. Door leading to...

Kitchen

13' 3" x 6' 8" (4.04m x 2.03m)

The kitchen with a range of white wall and base units with matching worktops over, steel sink and drainer with mixer taps, electric oven and grill, 4 x gas hobs*, extractor hood*, dishwasher*, plumbing for a washing machine*, wall mounted boiler*, double glazed windows to side aspect and downlighting. Door leading to the courtyard.

First Floor Landing

Double glazed window to side aspect. Doors leading to...

Bedroom 1

16' 4" x 11' 3" (4.97m x 3.43m)

Double glazed windows to front aspect, ceiling cornice, feature cast iron fireplace, alcove cupboard and radiator*.

Bedroom 2

11' 8" x 10' 5" (3.55m x 3.17m)

Double glazed window to rear aspect, ceiling cornice, feature cast iron fireplace, alcove cupboard and radiator*.

Bathroom

10' 0" x 6' 11" (3.05m x 2.11m)

Bathroom with a white suite comprising: Bath with mixer taps and electric shower over*, pedestal wash hand basin set in a vanity unit with mixer tap, low level wc, tiled flooring, downlighting, double glazed window to side aspect and radiator*.

Outside

To the rear is a walled courtyard, perfect for outside entertaining and gated access to the front via a shared alley with next door only.

Agents Note

EPC RATING D, COUNCIL TAX BAND B

Broadband supplier: BT.

Broadband speed: Standard speed.

Water supplier: Yorkshire Water.

Gas supplier: Ovo Energy.

Electricity supplier: Ovo Energy.







Energy performance certificate (EPC)

26 Moss Street
YORK
YO23 1BR

Energy rating

D

Valid until:

3 November 2032

Certificate number:

0832-4729-6209-0617-1206

Property type

Mid-terrace house

Total floor area

84 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 efficiency rating for this property

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

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

Bishops Personal Agents

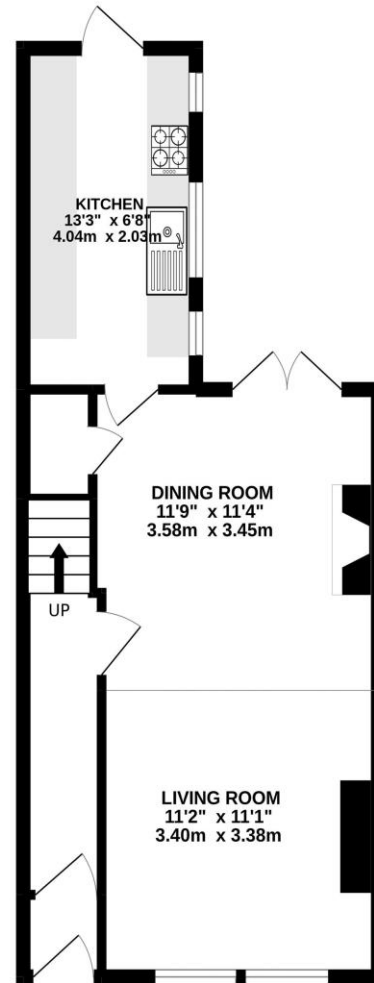
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

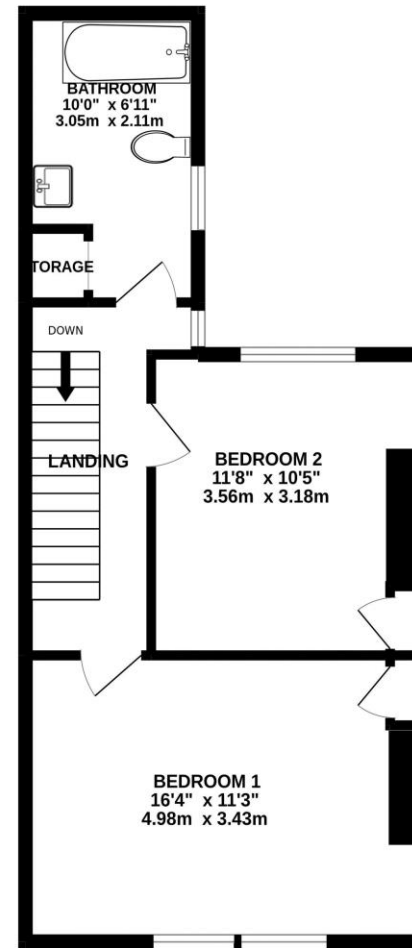
paul.atkinson@bishospa.com

www.bishospa.com

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 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.