



31 Farndale Street,
York, North Yorkshire YO10 4BR

Guide Price £299,950


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PERSONAL AGENTS

Bishops Personal Agents offer for sale a fantastic opportunity to purchase a two bedroom mid terraced house, situated in one of York's most sought after locations of Fishergate, just off Fulford Road, close to river side tree lined walks and within easy walking distance to the York City Centre. This property is sure to be very popular to all buyers, including first time buyers, commuters, those looking for a buy to let, including holiday lets and will 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 Fulford Schools! In brief comprises; The front door opens to the living room with a feature fireplace with a multi fuel burning stove, then through into the kitchen-breakfast room with a range of modern white fitted units and integral appliances, there is also plenty of space for a table and chairs. A door leads to the stairs and up onto the first floor landing. From where we find two bedrooms, the principle with en-suite and the house bathroom completes this home. To the rear of the property is a courtyard with front gated access through the alleyway shared with next door and an outbuilding. In summary this well presented home is offering well balanced accommodation close to the city, perfect for those who work in the York centre or attend the University. Sold with no onward chain! An early viewing is a must not to miss out!

This property is situated on Farndale Street, a residential crescent tucked in a quiet side street just off popular Fulford Road. Just a short distance from York city centre along the beautiful tree lined river walkway, the property is ideal for those looking to be close to the York's historic attractions. Fulford Road 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.



Living Room

11' 11" x 11' 3" (3.63m x 3.43m)

Double glazed windows to front aspect, feature fireplace with a multi fuel stove*, alcove cupboards and shelving, tv point* and radiator*. Door leading to...

Kitchen/Breakfast Room

12' 0" x 11' 11" (3.65m x 3.63m)

The kitchen is fitted with a range of modern white wall, floor and drawer units with matching work surfaces, stainless steel sink with mixer taps, Integral appliances include electric oven*, induction electric hob* with extractor fan* over, fridge and freezer*, dishwasher*, washing machine*, space for a table and chairs, understairs storage, double glazed windows to rear aspect and radiator*. Door leading to the outside. Stairs leading to the first floor.



First Floor Landing

Loft hatch and storage cupboard. Doors leading to...

Bedroom 1

11' 2" x 10' 11" (3.40m x 3.32m)

Double glazed windows to front aspect, built in wardrobes and radiator*. Door leading to...

En-suite

7' 6" x 4' 6" (2.28m x 1.37m)

White suite comprising; Cubicle with mains shower over* pedestal wash hand basin set in a vanity unit with mixer taps, low level wc, and extractor fan*.

Bedroom 2

11' 11" x 10' 7" (3.63m x 3.22m)

Double glazed windows to rear aspect, feature cast iron fireplace and radiator*.

Bathroom

7' 6" x 5' 5" (2.28m x 1.65m)

White suite comprising; Bath with shower head attachment, pedestal wash hand basin set in a vanity unit with mixer taps, low level wc, airing cupboard, double glazed window to rear aspect and radiator*.



Outside

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

Agents Note

EPC Rating D and Council Tax Band B.

Broadband supplier: Talk Talk.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: OVO energy.

Electricity supplier: OVO energy.







Energy performance certificate (EPC)

31 Farndale Street
YORK
YO10 4BR

Energy rating

D

Valid until: **13 May 2033**

Certificate number: **9572-3026-3205-8817-7200**

Property type

Mid-terrace house

Total floor area

60 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).

Bishops Personal Agents

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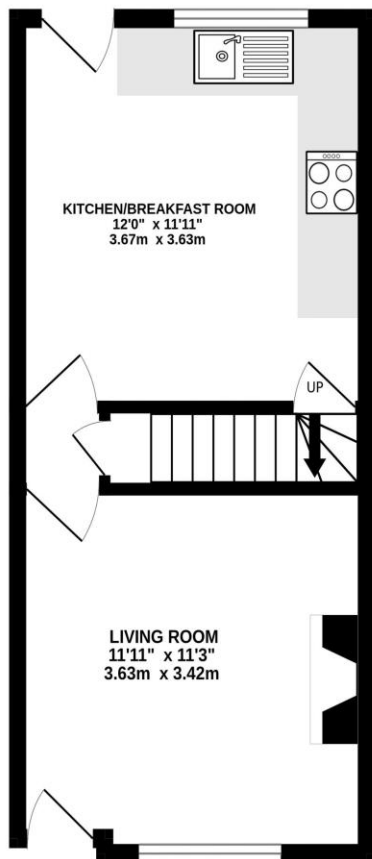
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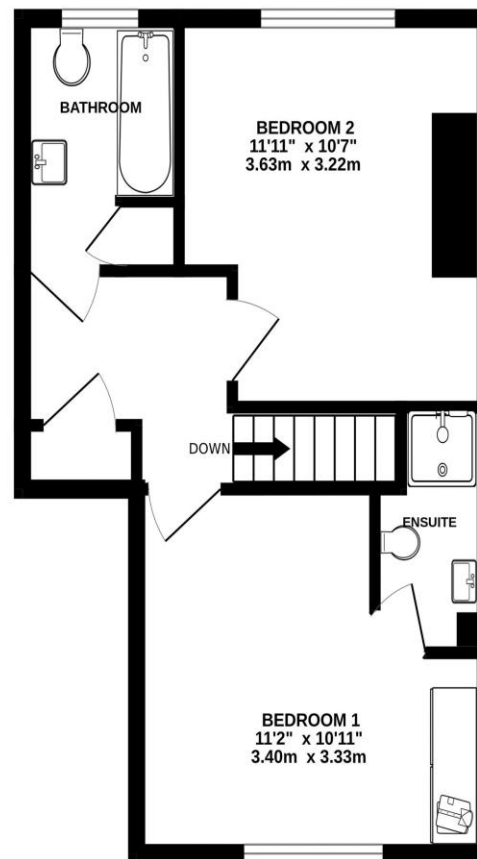
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GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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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