



45 Russell Street,  
York, North Yorkshire YO23 1NN

Offers Over £399,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market, a fabulous three bedroom mid terraced house, set over three floors, situated in the heart of one of York's most sought after locations, just a short stroll from the "Bishy Road" high street and the York City centre. Dating from around the 1880s, this lovely house on Russell Street has been cherished and updated by the current owners, offering a balance of both charming and quality features. With its cosy living room with a feature fireplace, open plan dining/kitchen with a quarry tiled floor and converted loft, this property will be very popular with a multitude of buyers, including, couples, commuters and professionals who work in York. The accommodation briefly comprises; Entrance hallway, doors lead to the reception rooms. To the front we find the bay fronted living room with a feature fireplace. To the rear a lovely dining room with an original quarry tiled floor and alcove shelving, which in turn opens onward into the kitchen with modern fitted units, complete with a range of integrated appliances. An inner lobby leads into the bathroom with a five piece suite, including a free standing bath, completing the ground floor. The stairwell leads to the first floor landing, from where we find two bedrooms and a further staircase leads to the second floor. On the top floor we find a superb converted attic space with a cloakroom. Outside to the front we find the gated forecourt, whilst to the rear a walled courtyard, perfect for outside entertaining. The location here is superb and the thriving "Bishy Road" high street and Rowntree Park, can be reached in just a short walk, with numerous local shops, bars, popular cafe's, plus the many amenities the area has to offer. In summary, this lovely home in the very popular area, provides an exceptional opportunity to secure a quality property. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York City centre and station. An internal viewing is strongly recommended.

**Russell 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 Ofsted rated "Outstanding" Scarcroft Primary School is a short walk from 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. Yorks 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

Upvc entrance door, ceiling cornice, corbels, laminate flooring and radiator\*. Stairs to the first floor Doors leading to...

### Living Room

12' 9" x 10' 11" (3.88m x 3.32m) Into bay Double glazed bay windows to front aspect, ceiling rose, ceiling cornice, feature tiled fire place, stripped wood floor, tv point\* and radiator\*.

### Dining Room

14' 3" x 10' 5" (4.34m x 3.17m) Double glazed window to rear aspect, under stairs storage cupboard, quarry tiled floor, alcove shelving and radiator\*. Opening to...

### Kitchen

8' 6" x 5' 9" (2.59m x 1.75m) The kitchen is fitted with a range of modern wall floor and drawer units with matching work surfaces over. Inset sink unit with mixer taps, electric hob\* and electric oven\*, plumbing for washing machine\*, space for fridge freezer, double glazed window to side aspect, down lighting and upvc door leading to rear courtyard.



### Inner Lobby

Lobby with plumbing for a dishwasher, wall mounted boiler\* and upright radiator\*. Door leading to...

### Bathroom

11' 6" x 5' 8" (3.50m x 1.73m) The bathroom is presented with a white five piece suite comprising: Free standing bath with shower head attachment, shower cubicle with mains shower\*, pedestal wash hand basin, set in a vanity unit with a mixer tap, low level wc, bidet, opaque double glazed windows to side aspect and upright radiator\*.

### First Floor Landing

Stairs leading to the second floor. Doors leading to...

### Bedroom 1

14' 4" x 10' 5" (4.37m x 3.17m) Double glazed window to rear aspect, built in wardrobes, alcove shelving and radiator\*.



### Bedroom 2

14' 5" x 7' 7" (4.39m x 2.31m) Double glazed window to front aspect and radiator\*.

### Bedroom 3

15' 10" x 12' 9" (4.82m x 3.88m) Converted attic space with velux window the to the front and double glazed dormer windows to rear aspects, down lighting and radiator\*. Door leading to...

### Cloakroom

7' 9" x 3' 7" (2.36m x 1.09m) Presented with a white two piece suite comprising: Pedestal wash hand basin, set in a vanity unit with a mixer tap, low level wc, sky light and heated rail\*.

### Outside

To the front of the property is a forecourt area with low brick boundary wall and gated access. To the rear is a walled courtyard that benefits from the afternoon sun and gated rear access onto the rear service road.



## Agents Note

EPC Rating TBA. Council tax band C.

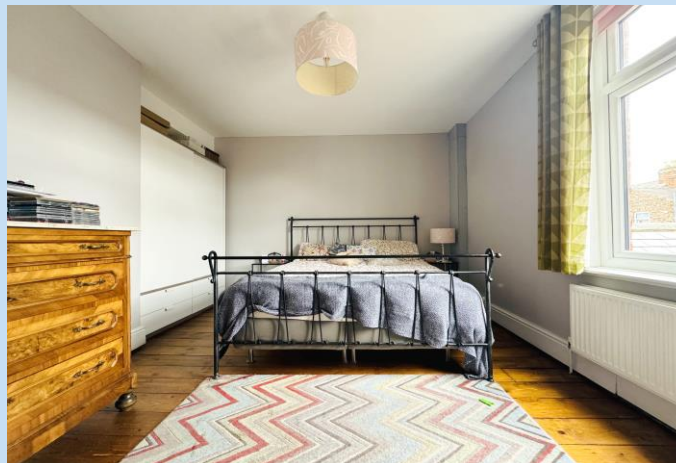
Broadband supplier: Sky

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





**Bishops Personal Agents**

Tel: D: 01904 375376 M: 07497393391

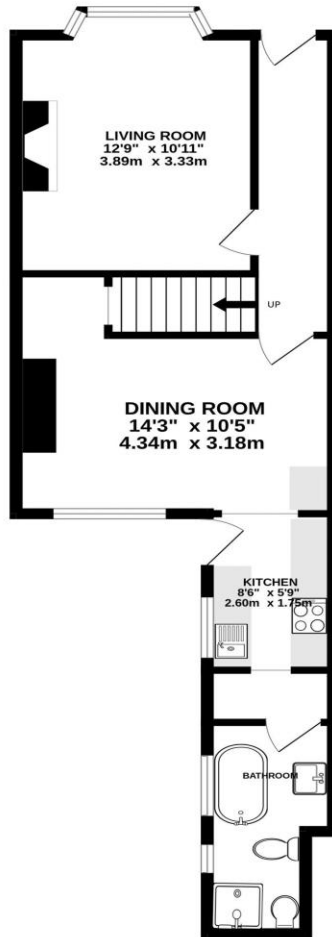
13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishospa.com

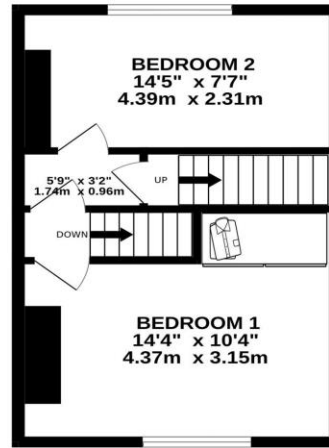
www.bishospa.com

  
**BISHOPS**  
PERSONAL AGENTS

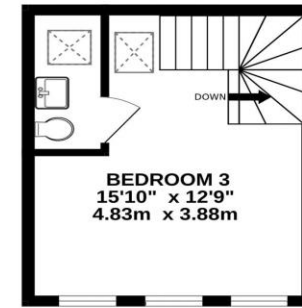
GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



2ND FLOOR  
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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.

Made with Metropix ©2024

**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.