



34 Garfield Terrace,
York, North Yorkshire YO26 4XU

Guide Price £197,500


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PERSONAL AGENTS

Bishops Personal Agents offer for sale a charming two bedroom mid terraced house, situated in the heart of this very popular Leeman Road location. This property will be very popular with both first time buyers and buy to let investors, including those looking for a airbnb, being close to Riverside walks and within easy walking distance of the station, York City Centre, popular local schools and the Homestead Park. Benefiting from gas central heating and full double glazing, the accommodation briefly comprises: Living room with a feature fireplace and inset electric fire, opening to the dining room with ample space for a table and chairs and stairs to the first floor. Onwards we progress into the kitchen and a downstairs bathroom completes the ground floor. To the first floor are two bedrooms. To the rear of the property is a courtyard with rear access. 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 commute from the station. Sold with no onward chain! An early viewing is a must not to miss out!

Garfield Terrace is a found in a popular residential development, set back off Leeman Road. It is within easy walking distance of the city centre and railway station, local Homestead park and Poppleton Road Primary School. There are local convenience shops a couple of minutes walk away and pleasant riverside walks close by. This location is also served by a regular bus route to and from the City Centre. 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

12' 7" x 11' 2" (3.83m x 3.40m)

Upvc entrance door and double glazed window to front aspect, feature fireplace with inset electric fire*, tv point* and radiator*. Opening to....

Dining Room

11' 0" x 8' 10" (3.35m x 2.69m)

Double glazed window to rear aspect, space for a table and chairs and radiator*. Stairs to the first floor. Door leading to...

Kitchen

9' 1" x 6' 6" (2.77m x 1.98m)

Fitted with a range of wall and base units with matching work surfaces over, incorporating a steel sink unit, electric oven*, gas x 4 hobs*, extractor hood over*, space for an upright fridge/freezer, plumbing for a washing machine and double glazed window to side aspect. Upvc door to the yard. Door leading to...



Bathroom

6' 5" x 5' 9" (1.95m x 1.75m)

The bathroom is presented with a white three piece suite, comprising a bath with mixer taps and shower head attachment, pedestal wash hand basin, with mixer taps set in a vanity unit, low level wc, double glazed window to side aspect and radiator*. Door leading to the courtyard. Door leading to...

First Floor Landing

Doors leading to...

Bedroom 1

11' 1" x 9' 1" (3.38m x 2.77m)

Double glazed window to front aspect and radiator*.

Bedroom 2

9' 0" x 8' 3" (2.74m x 2.51m)

Double glazed window to rear aspect, cupboard with a wall mounted boiler* and radiator*.



Outside

To the rear of the property is a walled courtyard and rear gated access.

Agents Note

The council tax is band A. The EPC rating D.

Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus energy.

Electricity supplier: Octopus energy.







Energy performance certificate (EPC)

34 Garfield Terrace
YORK
YO26 4XU

Energy rating

D

Valid until:

3 April 2034

Certificate number:

8600-5648-0222-2300-3443

Property type

Mid-terrace house

Total floor area

57 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).

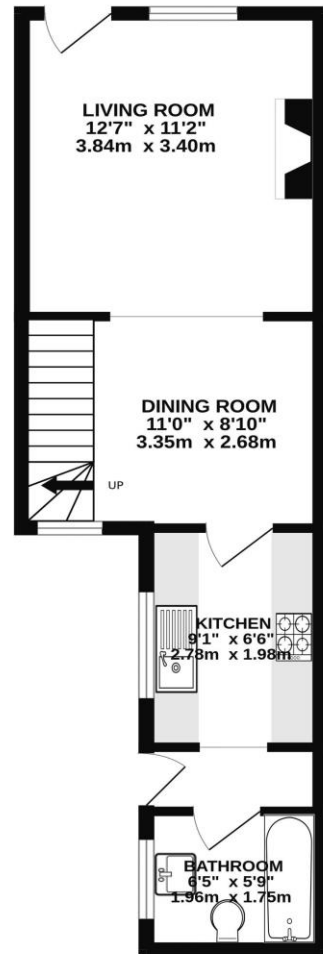
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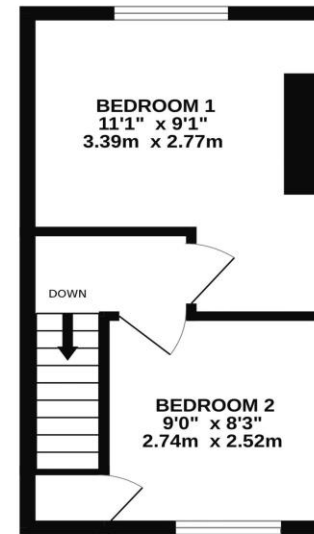
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**BISHOPS**
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GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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.
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