



80 Brunswick Street,
York, North Yorkshire YO23 1ED

£249,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market, a well presented two-bedroom mid terraced house, set in the heart of one of York's most sought after locations of South bank. Perfectly located close to the York Racecourse, river side walks and within easy walking distance of the "Bishy Road" high street, the popular local Knavesmire school and Rowntree Park. This property has been cherished by the current owner, creating a lovely home and will appeal to both first time buyers and buy to let investors looking to purchase or lease in this popular area. Benefiting from both gas central heating and double glazing, the accommodation briefly comprises: Entrance vestibule, leading to the living room with a feature fireplace and wall mounted electric fire. Then onwards into the dining room, with built in cupboards and open stairs leading to the first floor, which in turn opens to the fitted kitchen with a range of units. Then passing the utility lobby, to a shower room that completes the ground floor. To the first floor are two bedrooms. Externally we find a courtyard area to the rear, with an outbuilding containing the boiler and secure gated access to the rear lane. An early internal viewing is strongly recommended not to miss out on this lovely home!

Brunswick Street is located in a much sought-after location, within the South Bank area of York. The area also benefits from an excellent range of local amenities, including the very popular shopping parade on Bishopthorpe Road "Bishy Road", Rowntree's Park, the Knavesmire and provides easy access to the A64 and northern ring road. The popular Knavesmire Primary School is just a short walk 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 two 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 Porch

Front door leading to the vestibule. Door leading to...

Living Room

11' 7" x 10' 7" (3.53m x 3.22m)

Double glazed windows to front aspect, feature fireplace with electric wall mounted fire*, ceiling coving, tv point* and radiator*. Door leading to...

Dining Room

10' 10" x 10' 5" (3.30m x 3.17m)

Open stairs, built in cupboards, ceiling coving and radiator*. Opening to...

Kitchen

10' 6" x 5' 6" (3.20m x 1.68m)

The kitchen is presented with a range of modern wall, floor and drawer units with matching worktops over, sink with mixer taps, electric oven*, electric hobs* and double glazed windows to rear aspect. Door leading to...



Inner Lobby

Built in cupboard with plumbing for a washing machine*. Door to the rear courtyard. Door leading to...

Shower Room

7' 2" x 4' 11" (2.18m x 1.50m)

White suite comprising: Walk in shower with mains shower over, pedestal wash hand basin set in a vanity unit, low level wc, double glazed window to side aspect and radiator*.

First Floor Landing

Doors leading to...

Bedroom 1

11' 7" x 10' 10" (3.53m x 3.30m)

Double glazed windows to front aspect and radiator*.

Bedroom 2

10' 6" x 8' 0" (3.20m x 2.44m)

Double glazed windows to rear aspect, built in wardrobes and radiator*.



Outside

To the rear of the house is a walled and gated courtyard, Brick outbuilding with a wall mounted boiler* and access to the rear service road.

Agents Note

Epc rating TBA, Council tax band B.

Broadband supplier: None.

Broadband speed: None.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.

The lift in the dining room will be removed before completion.







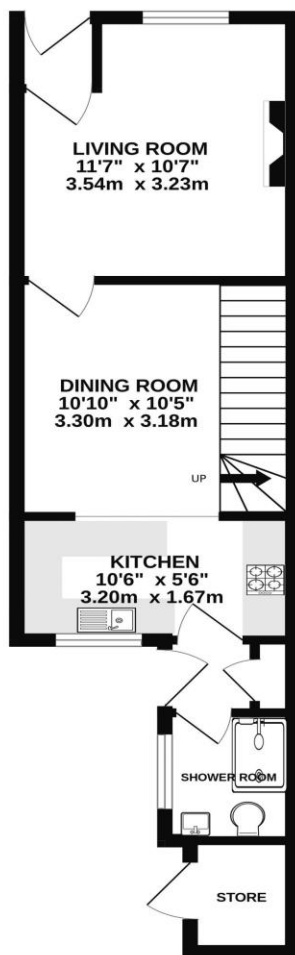
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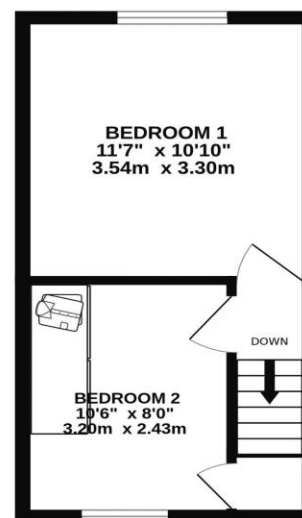
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GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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