

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

204 Bishopthorpe Road

York, YO23 1LF

£2,100 Per Month

4 3 2 D

Fully Furnished
Available October 19th

A stunning, spacious three-storey, four-bedroom period townhouse, ideally positioned in one of York's most sought-after residential locations. Just a short stroll from the ever-popular Bishopthorpe Road ("Bishy Road") shopping parade, and offering easy access to the railway station and city center, this beautifully presented home combines character with modern comfort.

The property has been thoughtfully extended, upgraded and meticulously maintained to a high standard throughout, offering bright, spacious living accommodation with gas central heating and uPVC double glazing.

Accommodation comprises:
Entrance vestibule
Hallway with original mosaic flooring
Elegant bay-fronted lounge
Superb open-plan living kitchen with sitting/dining area and contemporary fitted kitchen
Utility room
Ground floor WC

To the first floor:
Galleried landing with study area
Two bedrooms
Large family bathroom featuring a freestanding bath and separate walk-in digital shower

To the second floor:
Two further bedrooms
Shower wet room

Externally, there is an attractive enclosed walled courtyard to the rear. The home has been decorated to an exceptional standard throughout.

Council Tax Band C

EPC Rating D













Entrance Vestibule
Entrance door. Mosaic floor, door with stained glass to;

Hallway
Ceiling cornicing, stairs to first floor, double panelled radiator. Mosaic flooring. Stripped pine door to;

Lounge
14' 7" x 11' 9" (4.27m 2.13m x 3.35m 2.74m)
uPVC double glazed bay window to front, radiator, power points, TV point, network points. Carpet.

Living Kitchen
35' 2" x 13' 7" (10.67m 0.61m x 3.96m 2.13m)
Stunning large open plan family living room with sitting/dining area, uPVC double glazed patio doors to rear garden and uPVC double glazed window to side. Kitchen with full range of high quality units comprising one and a half bowl sink unit with cupboards below, base and wall units, plumbing for fridge/freezer, integrated dishwasher, solid wood work surfaces and under floor heating. Power, network, and TV points with surround sound cabling have also been added. Large under stairs cupboard providing further storage area. Room benefits from large velux ceiling windows with blinds, spot and pendent lighting together with integrated blinds on all patio doors and window.

Utility Room
6' 1" x 4' 3" (1.83m 0.30m x 1.22m 0.91m)
Sliding door leads to handy room with wall mounted gas central heating boiler, sink unit, uPVC double glazed window to side, plumbing for automatic washing machine, power points. Sliding door to;







Downstairs WC
uPVC double glazed window to side, wash hand basin, low level WC.

Galleried Landing
Spindle staircase to second floor, door to small study area (measuring 5' x 4'). Solid panelled doors to;

Bedroom 1
14' 5" x 11' (4.27m 1.52m x 3.35m)
uPVC double glazed bay window to front, large walk-in wardrobe, radiator, power points, TV point. Carpet.

Bedroom 2
12' x 8' 5" (3.66m x 2.44m 1.52m)
uPVC double glazed window to rear, radiator, power points, TV point. Carpet.

Study
(Formerly a bathroom) with uPVC double glazed window to side, network and power points.

Bathroom
Feature free standing bath, separate large walk-in digital shower cubicle, pedestal wash hand basin, low level WC, uPVC double glazed window to side, extractor fan, chrome towel rail/radiator. Tiled floor.

Second Floor
Doors leading to;

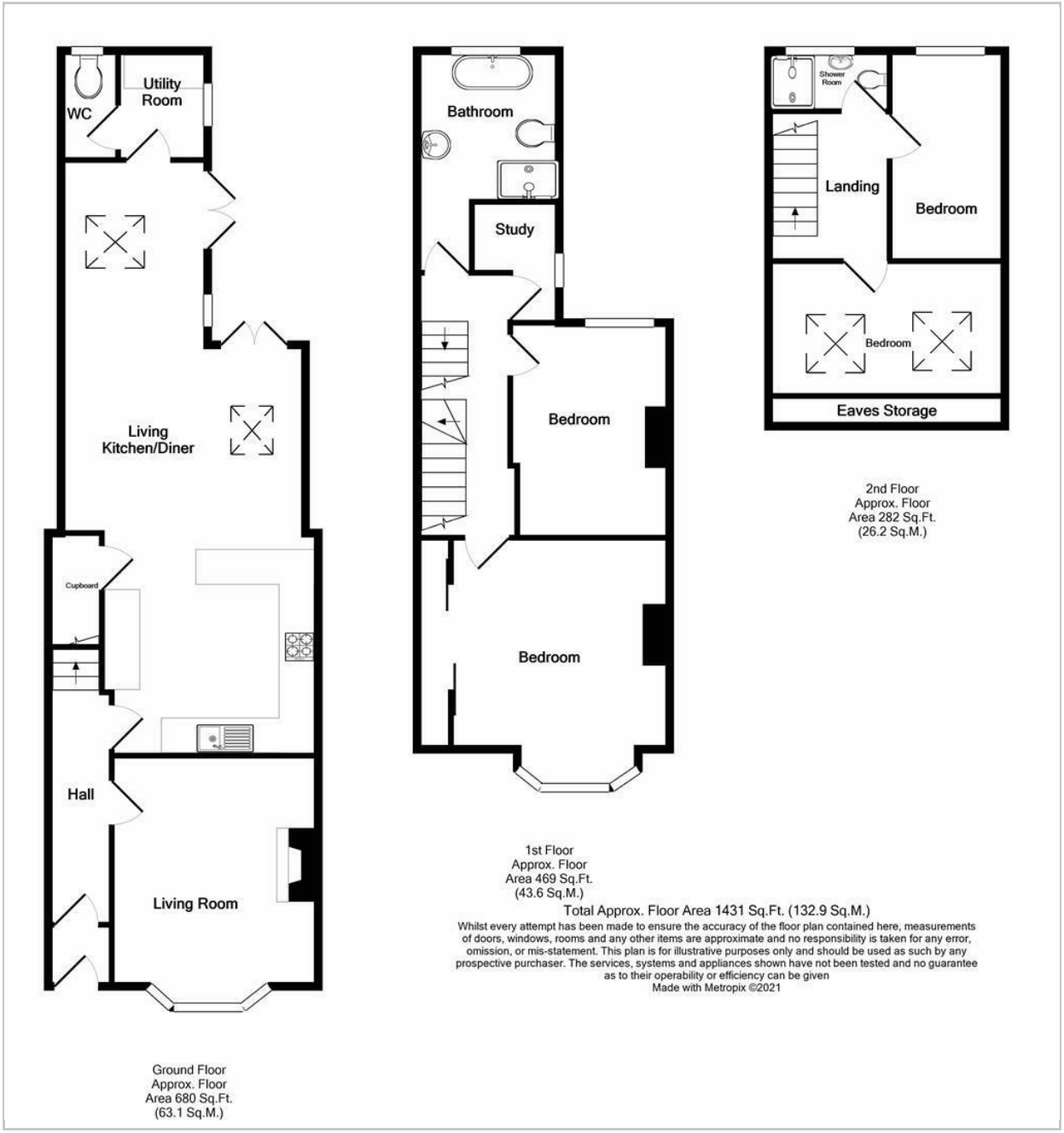
Bedroom 3
12' 10" x 7' 7" (3.66m 3.05m x 2.13m 2.13m)
Two double glazed velux windows to front, storage to eaves, radiator, power points, TV point. Carpet.

Bedroom 4
12' x 6' 6" (3.66m x 1.83m 1.83m)
uPVC double glazed window to rear, radiator, power points, TV point. Carpet.

Shower Room/WC
Shower cubicle, wash hand basin, low level WC, uPVC double glazed window to rear, chrome towel rail/radiator.

Outside
Front forecourt with brick boundary wall. To the rear is an attractive courtyard with stone paved patio area, brick boundary wall and gate giving access to rear lane.

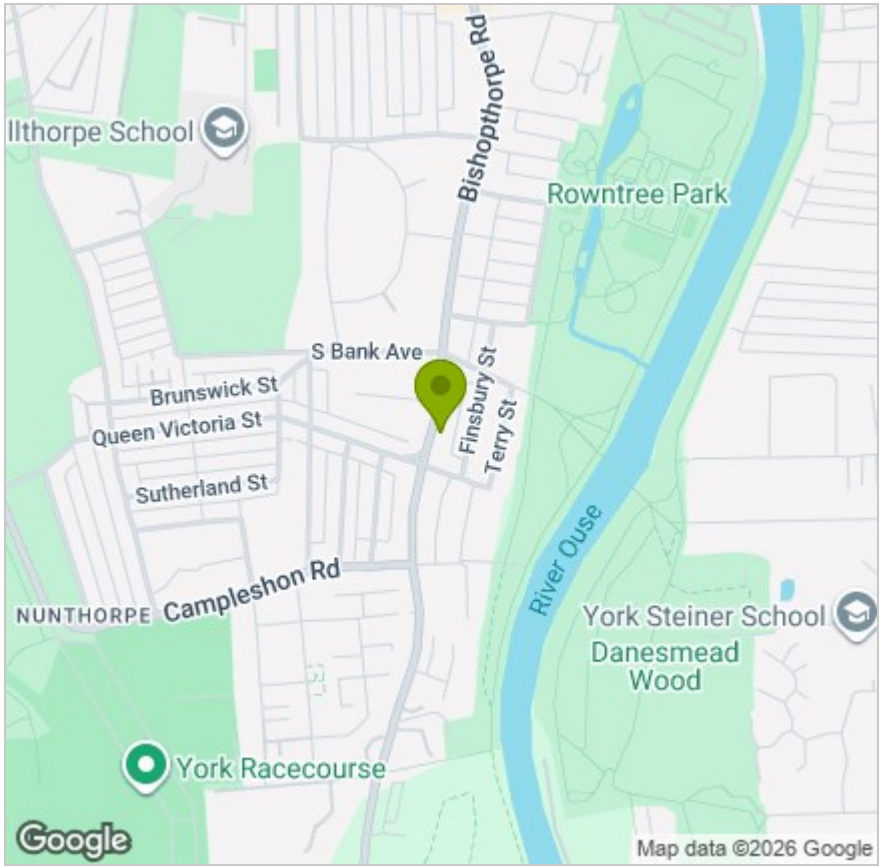
FLOOR PLAN



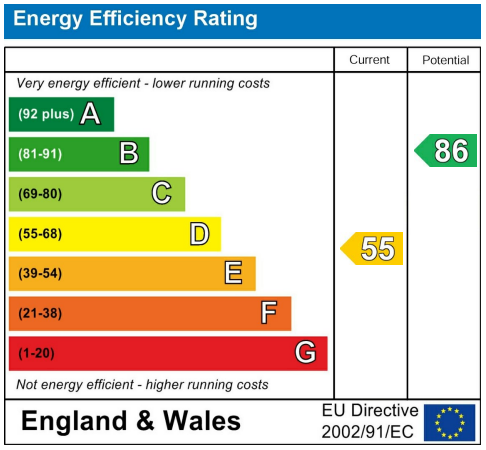
Total Approx. Floor Area 1431 Sq.Ft. (132.9 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LOCATION



EPC



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Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk