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LINLEY & SIMPSON







FAIRFAX STREET, BISHOPHILL, YORK, YO1 6EB

£270,000

2 BEDROOM TERRACED HOUSE
EPC Rating: D

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- **Well-Proportioned Mid-Terrace House**
- **Two Bedrooms**
- **Generous Lounge/Diner**
- **Fitted Kitchen with Built-In Oven and Hob**
- **First Floor Three Piece Shower Room**
- **Delightful Rear Courtyard**
- **On Street Permit Parking**
- **Hugely Popular Central Location**
- **No Onward Chain**
- **Gas Central Heating**

Placed inside the city walls in the hugely popular Bishophill area, this two bedroom mid-terrace property offers excellent access to both the city centre and the railway station. Ideal for anyone looking for easy access to all the attractions and amenities that York has to offer, there is also the benefit of Bishopthorpe Road shops being only a short distance away. Bishophill is widely regarded as one of the city's best kept residential secrets with the secluded neighbourhood tucked away but remaining just a short stroll from the heart of the city.

The house would make an excellent purchase for someone wanting easy access to the city centre but could also make an excellent investment opportunity. For details on the long term potential rental income please contact the office.

The internal accommodation begins with a small entrance hallway which leads into the main living space, a generous open plan lounge/diner. The room has a central fireplace with a living flame gas fire and a set of large French doors to the rear, opening into a delightful courtyard. The lounge/diner also has access to a galley style fitted kitchen with a range of base units and a built-in oven and hob. The kitchen is bathed in light from two skylight windows. The first floor then begins with a landing area which leads into a generous primary bedroom with a useful over stairs storage cupboard, housing a central heating boiler. To the rear is a smaller single bedroom which would make an excellent space to work from home. Finally there is a three piece shower room with a large shower enclosure and a heated towel rail. There is also the advantage of gas central heating and the property is double glazed other than one small single glazed window above the front door. The house is council tax band B.

Outside the house in addition to the rear courtyard, on street permit parking is available to the front. For details on current cost and availability, please contact city of York council.

The freehold property is connected to a mains gas supply, a main electricity supply and mains water is supplied by Yorkshire Water. The broadband types available in the area are standard, superfast and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile.

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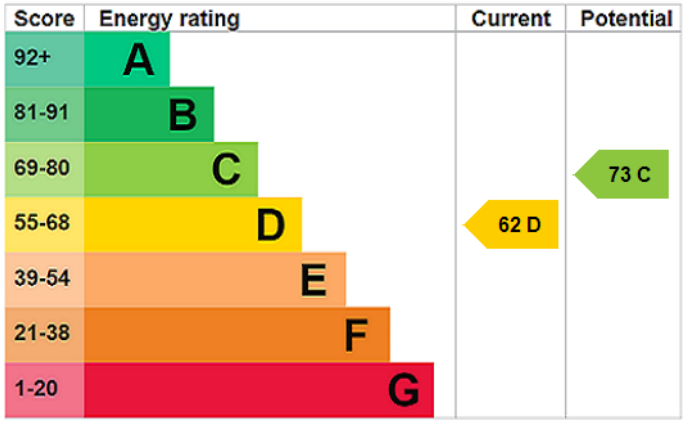




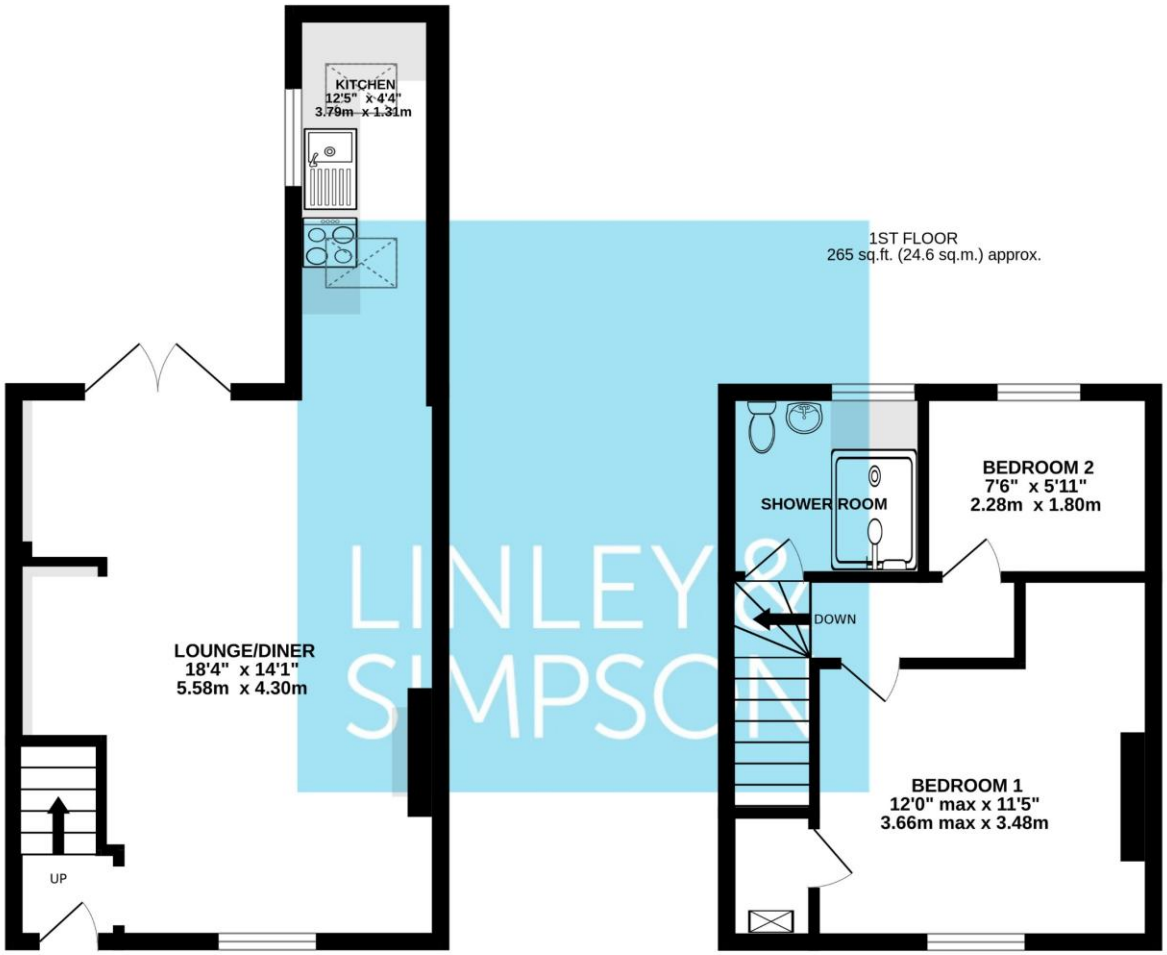








GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.6 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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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.