



## Browney Croft, York Offers Over £350,000

Positioned in the heart of the ever-popular Fishergate area of York is this beautifully presented four/five bedroom mid-town house. Offering an ideal blend of urban convenience and tranquil riverside living, the property enjoys an enviable position overlooking the River Foss Basin, providing a peaceful backdrop to everyday life.





Currently utilised as a successful holiday let, this spacious home presents an excellent opportunity for investors or those seeking a stylish city residence. Arranged over two floors, the versatile accommodation includes four/five bedrooms and four bathrooms, ideal for growing families, guests, or those requiring dedicated home office space.

To the ground floor is an impressive open plan living dining kitchen, creating a superb social hub for modern living. The kitchen area is fitted with a range of contemporary units and integrated appliances, while the dining and living areas flow seamlessly, offering ample space for entertaining and everyday family life.

Externally, the property benefits from driveway parking to the front, a rare advantage in this central location. To the rear is a low-maintenance patio garden enjoying stunning views over the Foss Basin, providing a serene setting for morning coffee or evening relaxation.

Fishergate itself is renowned for its historic charm and vibrant atmosphere, with a wealth of local amenities including shops, cafes, restaurants, and well-regarded schools all within easy reach, as well as excellent transport links into York city centre and beyond.

This delightful home offers the very best of city living with the added bonus of tranquil waterside views. An internal viewing is highly recommended.

Tenure: Leasehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: up to 1000\* mbps

EPC Rating: C

Council Tax: E - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



In addition, for LEASEHOLD property please add the below:

Starting Year of Lease : 1988

Years Remaining on Lease : 962

Service Charges : £466

Ground Rent : £0



Open plan living dining kitchen

Four contemporary bathrooms

Flexible layout for office or guests

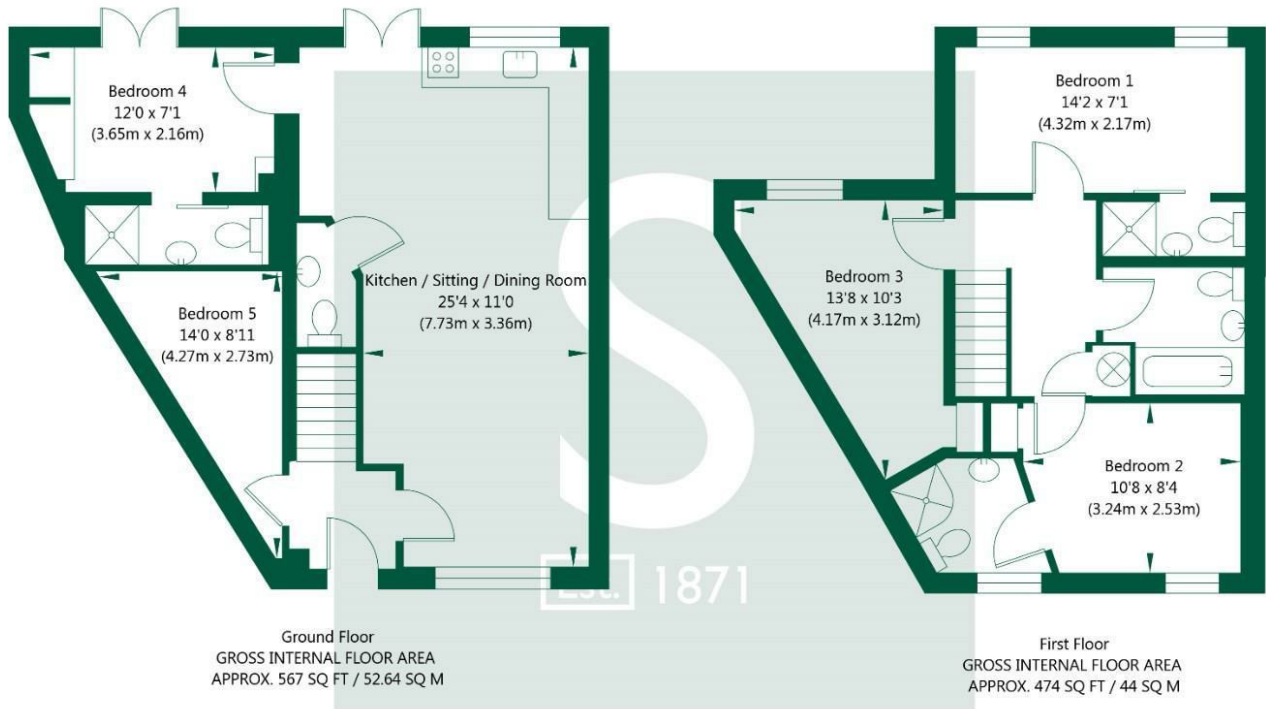
Driveway parking to front

Low maintenance rear patio garden

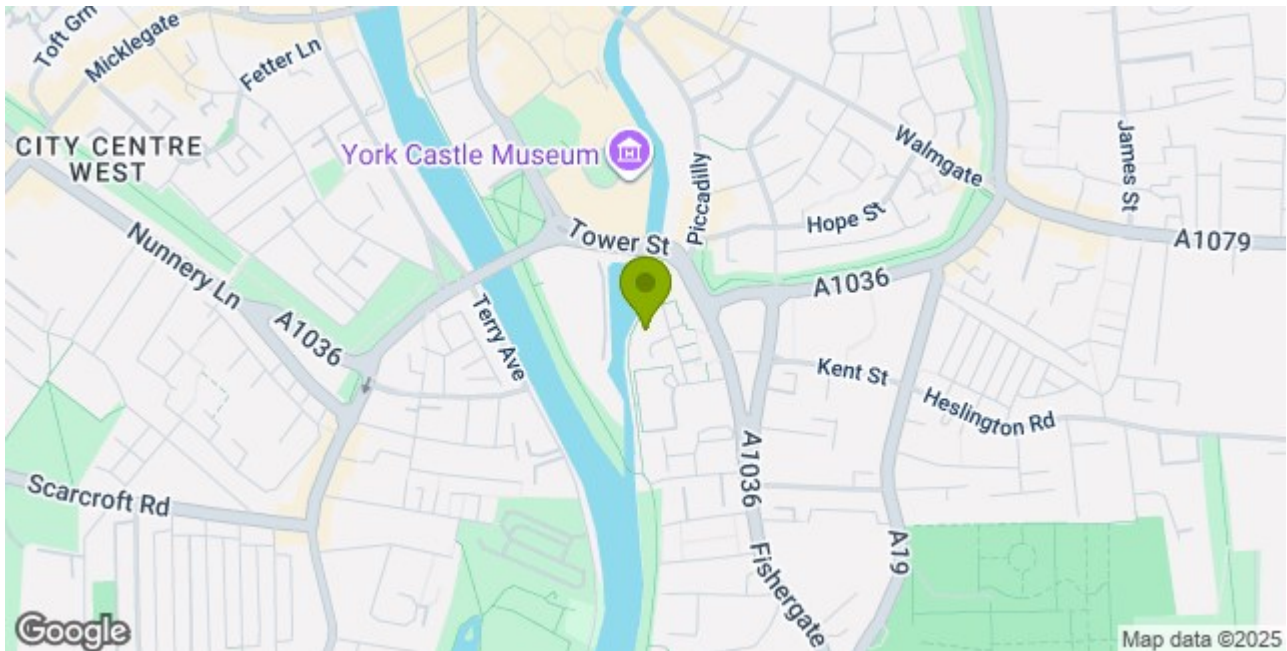
Walk to city centre, shops, cafes, transport links



# Browney Croft, York, YO10 4BX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1041 SQ FT / 96.64 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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## Partners

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I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

## Associates

N Lawrence
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