



3 Smales Street Bishophill  
York, YO1 6EW

Guide Price £375,000



A LARGE 2 BEDROOM PERIOD MID TERRACE HOUSE IN ONE OF YORK'S MOST FAVOURED LOCATIONS SET WITHIN THE CITY WALLS ONLY A FEW MINUTES WALK FORM CITY CENTRE AMENITIES AND THE RAILWAY STATION. Providing spacious living accommodation with the benefit of gas central heating the property comprises entrance hall, front reception room, further sitting room to rear, good sized fitted kitchen leading to dining area, galleried landing, 2 large bedrooms and large first floor bathroom/w.c. Good sized walled rear courtyard. An internal viewing is recommended.

## Hallway

### Reception Room

12'5" x 11'8" (3.81m x 3.58m)

Windows to front, ceiling cornicing, attractive period style cast iron fireplace

### Living Room

11'8" x 11'3" (3.58m x 3.44m)

Window to rear, built in dresser and shelving to alcove, period style cast iron fireplace

### Kitchen

14'9" x 7'0" (4.51m x 2.14m)

Good range of modern fitted units comprising base and wall units, laminated work surfaces, built in oven and hob and space for washer and dryer, window to side and door to rear courtyard

### Dining Room

7'3" x 7'0" (2.23m x 2.14m)

Window to side

### Bedroom 1

15'3" x 12'5" (4.66m x 3.81m)

Windows to front, built in cupboard

### Bedroom 2

11'3" x 9'0" (3.44m x 2.75m)

Window to rear, built in cupboard to alcove





### Bathroom

Large walk in shower, wash hand basin and w.c, window to side

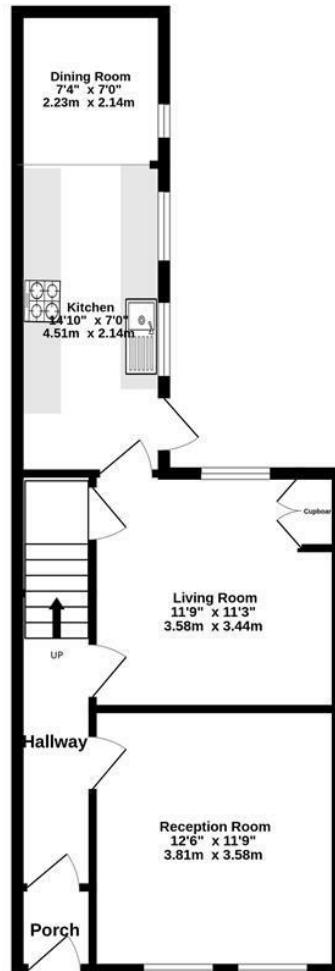
### Outside

Good sized walled rear courtyard

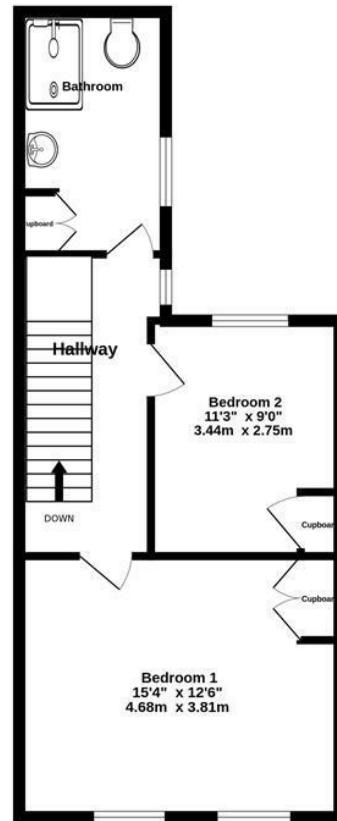


## FLOOR PLAN

Ground Floor  
520 sq.ft. (48.3 sq.m.) approx.

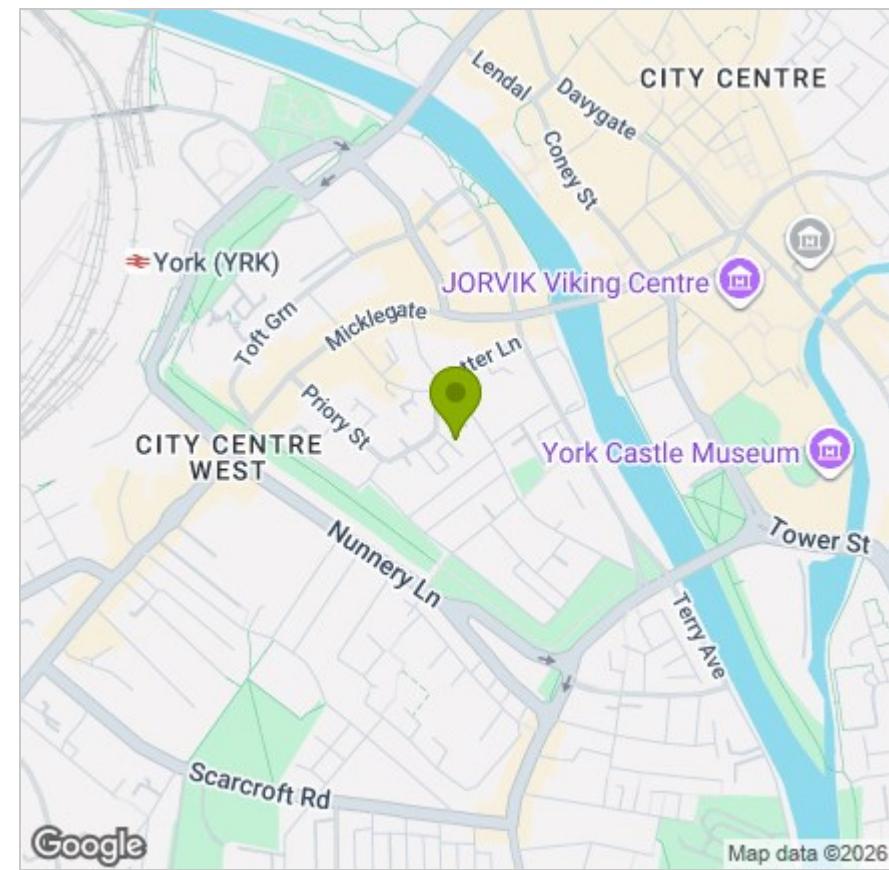


1st Floor  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq ft. (91.9 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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## LOCATION



## EPC

| Energy Efficiency Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A                       | 86        |
| (81-91)  | B                       | 66        |
| (69-80)  | C                       |           |
| (55-68)  | D                       |           |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| Not energy efficient - higher running costs              |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.