



28 Charlton Street Bishopthorpe Road  
York, YO23 1JN  
Guide Price £585,000

This substantial and characterful home occupies a highly desirable position on Bishopthorpe Road, one of York's most sought-after locations, renowned for its independent shops, cafés, and excellent access to the city centre and railway station. Having been a much-loved family home for many years, the property now offers an exciting opportunity for its next chapter. Rich in period charm, the house features a generous and versatile layout with many original details rarely found today. The ground floor includes a welcoming entrance hall, a traditional fitted kitchen, and a spacious dining room with a feature log burner and pantry. Upstairs, the first floor offers a bright drawing room with a large bay window, alongside a house bathroom and separate shower room. The second and third floors each provide two well-proportioned double bedrooms, all enjoying pleasant views towards the York skyline.

Externally, the property benefits from a raised front forecourt and a private, enclosed rear courtyard garden, accessible via a brick-built alleyway from both the kitchen and Charlton Street.

This is a unique opportunity to acquire a distinctive period home in one of York's most desirable residential locations, and internal viewing is highly recommended.

### Entrance Hallway

Entrance door, storage cupboard, radiator, power points, carpeted stairs to first floor, under stairs storage cupboard. Tiled flooring.

### Kitchen

Slide sash window to side, fitted base units with counter tops, stainless steel sink with mixer tap, freestanding dual fuel range cooker, space and plumbing for appliances, original cupboard, single panelled radiator, power points, composite door to utility area and alleyway. Tiled flooring.

### Dining Room

Large slide sash window to side, feature log burner with surround, walk-in pantry cupboard, further cupboard, single panelled radiator, power points. Tiled flooring.





### First Floor Landing

Slide sash window to side, storage cupboard, single panelled radiator, power points. Carpet. Doors to;

### Drawing Room

Slide sash bay window to front, coving, ceiling rose, picture rail, period fireplace with surround, double panelled radiator, power points. Carpet.

### Bathroom

Opaque slide sash window to side, freestanding roll top bath, pedestal wash hand basin, low level WC, towel rail/radiator. Vinyl tiled flooring.

### Shower Room

Slide sash window to side, walk-in mains shower, extractor fan. Tiled flooring.

### Second Floor Landing

Slide sash window to side, single panelled radiator. Carpet. Doors to;

### Bedroom 1

Slide sash window to front, ceiling rose, coving, picture rail, fitted wardrobes, period fireplace, double panelled radiator, power points. Carpet.

### Bedroom 2

Slide sash window to side, ceiling rose, fitted wardrobes, single panelled radiator, power points. Carpet.

### Third Floor Landing

Carpet. Doors to;

### Bedroom 3

Dormer window to front, period fireplace, storage cupboard, single panelled radiator, power points. Carpet.

### Bedroom 4

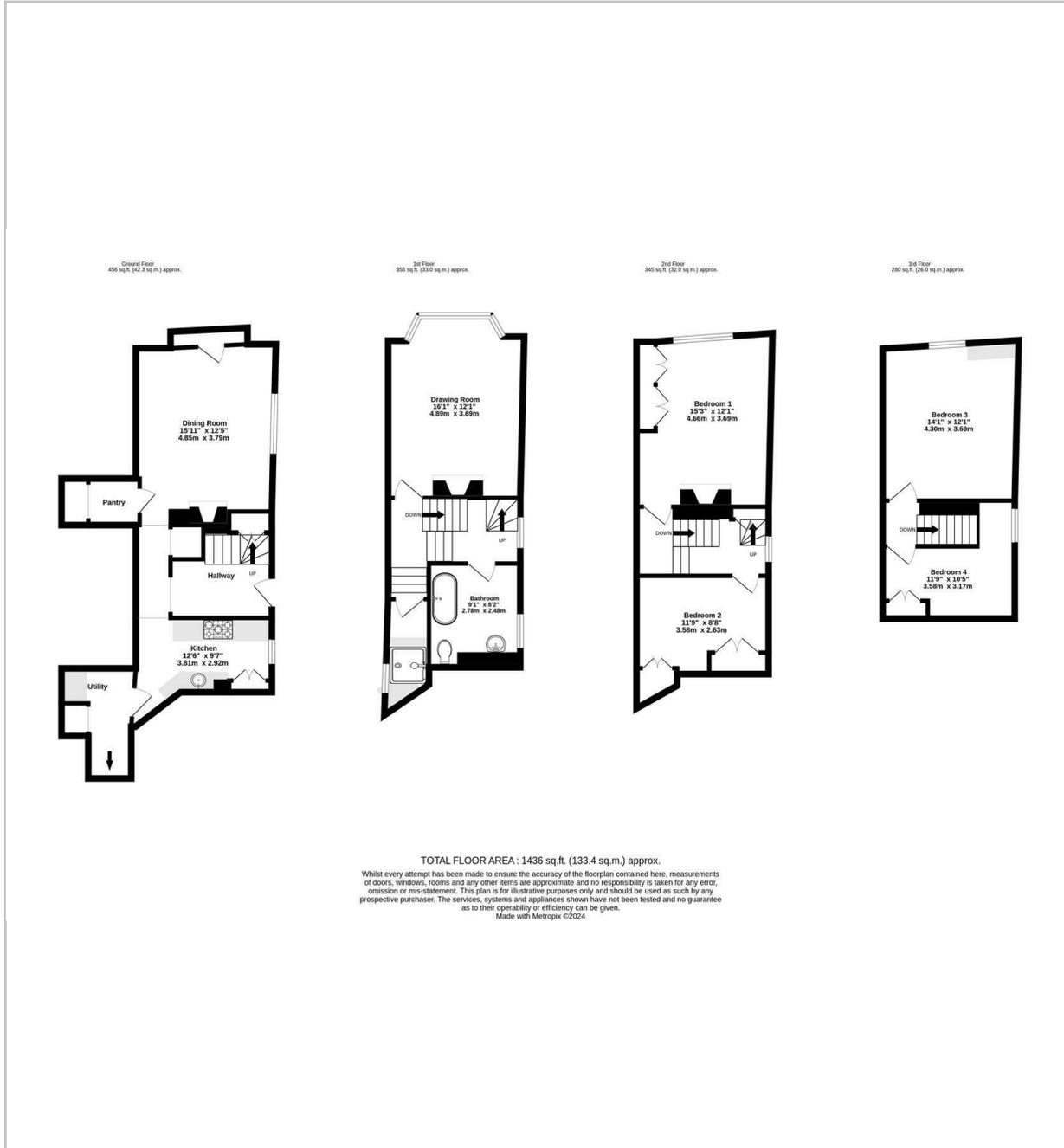
Slide sash window to side, storage cupboard, single panelled radiator, power points. Carpet.

### Outside

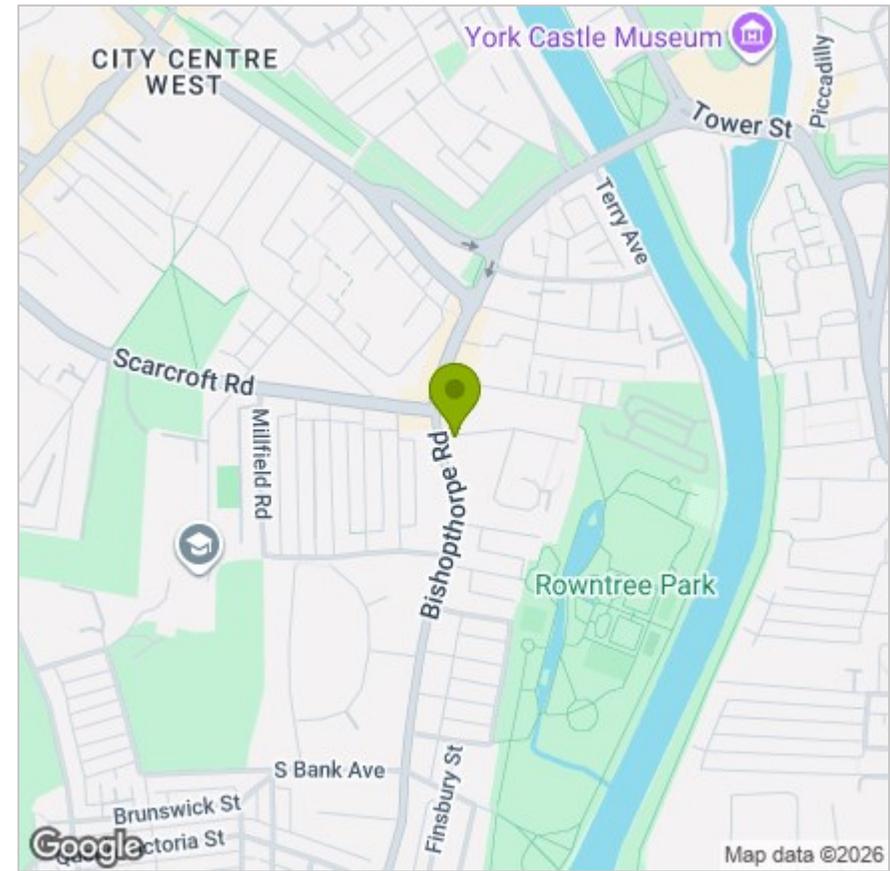
Raised front forecourt accessed via a gate. Long brick alleyway with utility area, storage and gate to rear walled courtyard with outside tap. Power and lighting to alleyway and rear courtyard.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>71</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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