

Lower Ebor Street, York

£210,000

Stephensons
estate agents & chartered surveyors

Lower Ebor Street, York YO23 1AY

Est. 1871

£210,000

This is a fantastic opportunity for a first time buyer to put their own stamp on a home in such a prime area of York, an investor adding to their portfolio, whether that be for holiday letting or long-term tenancies or someone looking for a second home close to the ever-popular Bishopthorpe Road.

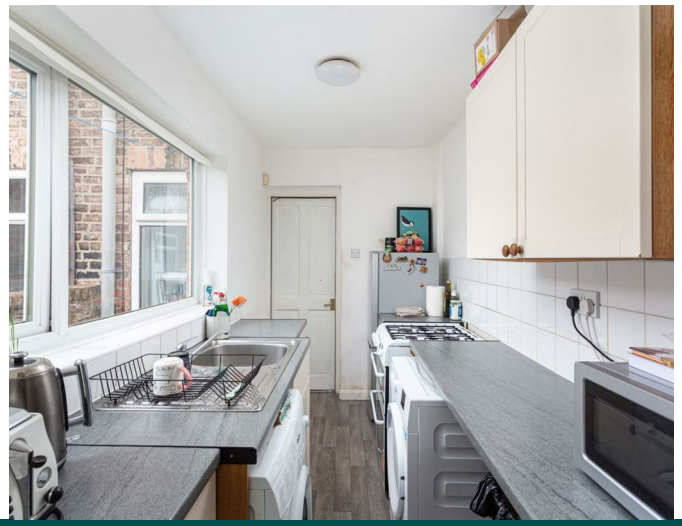
A Saturday morning here starts with a short walk round the corner onto Bishy Road for a coffee and a loaf. Lower Ebor Street is a Victorian two-up two-down just off Bishopthorpe Road in Clementhorpe, and it suits anyone who wants to be in the thick of things with the chance to make it their own.

This is a home that would benefit from a light program of updating, and it's offered with that in mind. The reception room is long, with space for a dining table at one end and a sofa suite at the other, so it works as it is while you decide what to change. The galley kitchen has units on both sides, free-standing appliances and plenty of worktop. The three-piece bathroom sits off the end of the kitchen and is the room most buyers will want to redo. Upstairs there are two good-sized bedrooms, and the second could easily be a guest room, a child's room or an office.

Outside is a small concrete yard with a gate to the rear alley, which is handy for bikes and bins. Permit parking is available on the street out front.

The location is the real draw. Bishy Road was named Britain's







Tenure: Freehold
Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 10000 Mbps* download speed
EPC Rating: D
Council Tax: B - City of York Council
Current Planning Permission: No current valid planning permissions.

*Download speeds vary by broadband providers so please check with them before purchasing.
**Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.











Best High Street in 2015, and it's lined with independent shops, cafes and family businesses, plus a community food festival. The city walls and centre of York are a short walk one way, and Rowntree Park and the River Ouse are close the other.

The property is offered with no chain and is ready for immediate viewing. If you've got an eye for potential, call Stephensons on 01904625533 to arrange a viewing.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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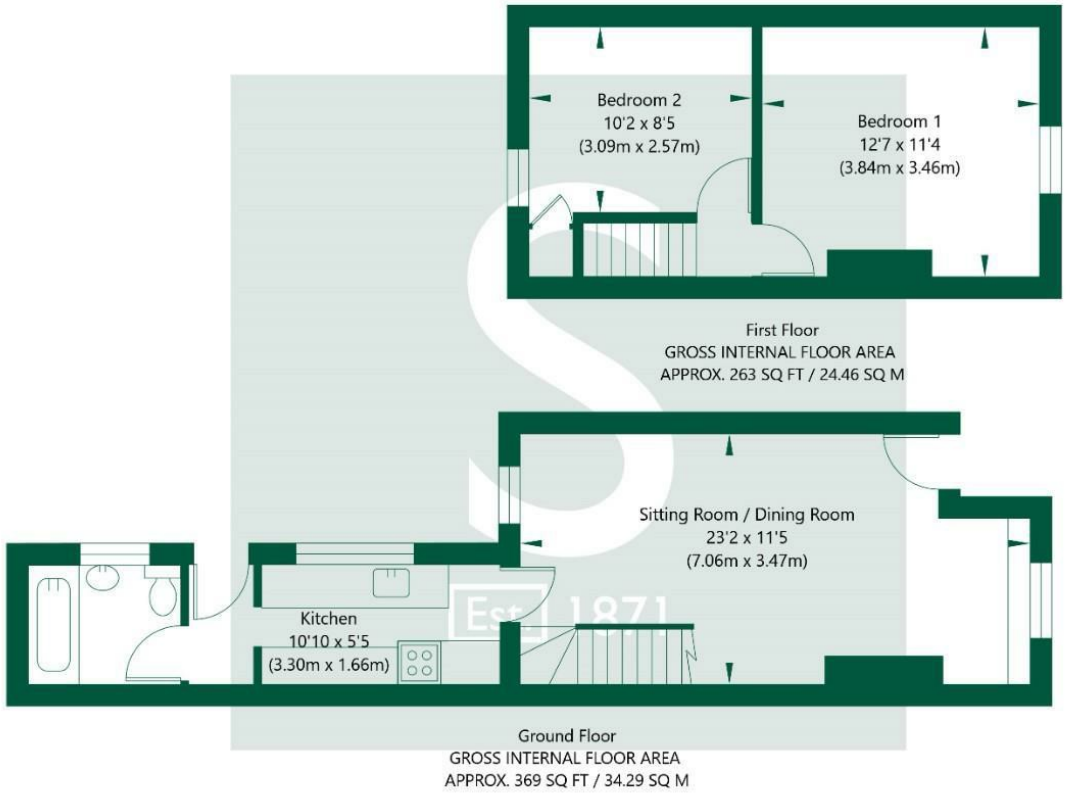
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 632 SQ FT / 58.75 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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