



WISHART
ESTATE AGENTS

15 Ebor Street
York
YO23 1AX

£299,950

- Walking distance to City Centre
- Kitchen/diner
- Recently replace bathroom
- South facing rear garden
- Ample off-street parking
- Scarcroft School catchment area
- Close to "Bishy Road" shops
- Easy access to major road networks



Wishart Estate Agents are delighted to present to the open market this three bedroom terraced house just off Bishopthorpe Road. The property briefly comprises: entrance hall, kitchen/diner, lounge, conservatory, rear hall three bedrooms, bathroom and a fully enclosed, south facing rear garden.

Stepping through a Upvc front entrance door with a glazed inserts to the side, the welcoming entrance hall provides access to the kitchen/diner and living room. A large under stairs cupboard provides storage for coats and shoes and laminate flooring is perfect for this high traffic area of the home.

To the left of the hall, the kitchen benefits from a range of light coloured wall and base units with contrasting work preparation areas over. Space is

provided for a free standing washing machine, fridge/freezer and gas oven with extractor above. A stainless steel sink with mixer tap and drainer sit beneath the window overlooking the front elevation creating a light and airy space. Tiled flooring continues into the dining area, which has ample space for a table and chairs and is fitted with patio doors leading to the rear garden.

The sitting room is generous in size, runs the depth of the property and benefits from a window to the front elevation and patio doors to the rear. A chimney breast and alcoves with feature wallpaper add character to the room. The main focal point is a stove effect fire set within a timber and tile fireplace.

Through the patio doors and offering a second reception room, the conservatory is bright and airy,

fitted with laminate flooring which is ideal when stepping in from the garden.

The rear hall gives access to a rear entrance door and stairs leading to the first floor accommodation.

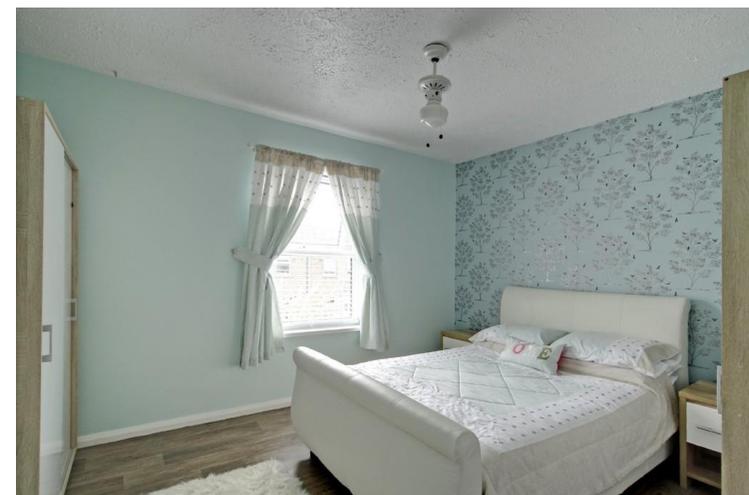
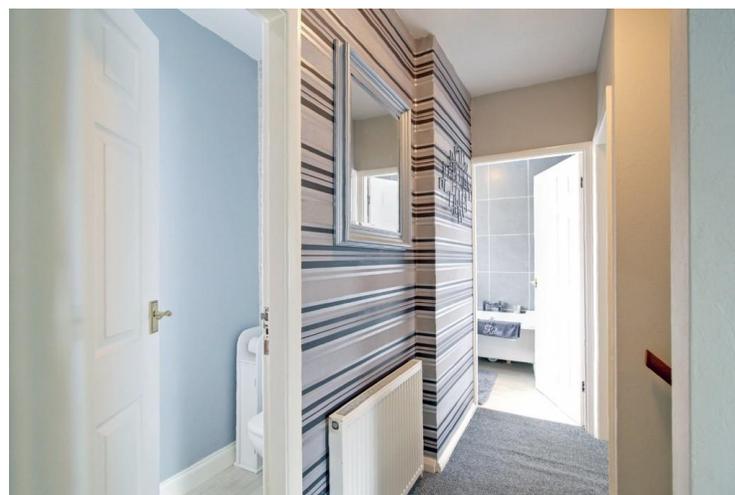
The master bedroom with feature wall is generous in size, with an alcove, ideal for fitted wardrobes, and ample space for other bedroom furniture. Fitted with laminate flooring, the room also benefits from a window overlooking the rear garden.

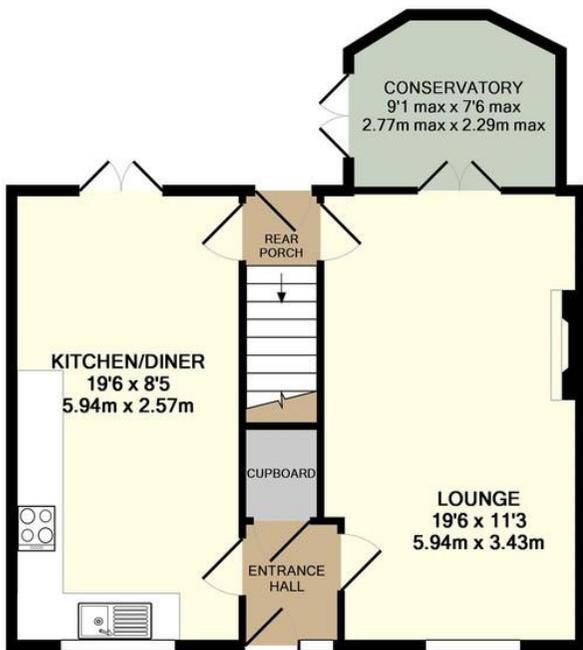
The second bedroom, a lovely bright double room with a feature wall, offers plenty of space for a large bed as well as wardrobes. This room is also fitted with laminate flooring, a built in linen cupboard and a window to the rear of the property.

Bedroom three is situated to the front of the property and is a generous single bedroom with a fitted carpet.

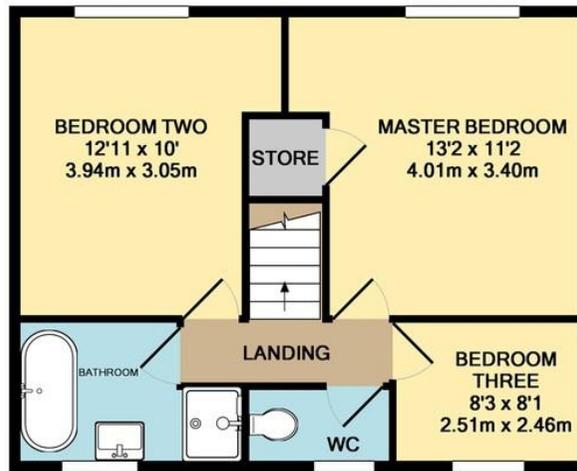
The fully enclosed, south facing rear garden features a large decked seating area, a shed, outside tap and a security light. The remainder of the garden is mostly laid to lawn with trellis and a pergola encased in a variety of climbing plants and shrubs including a passion flower and a pyracantha.

To the front of the property, a small drive allows for off street parking. A seating area has been created and the addition of mature shrubs and bushes adds a touch of colour with a low wall adding privacy.





GROUND FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)

EBOR STREET
TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COUNCIL TAX BAND

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TENURE

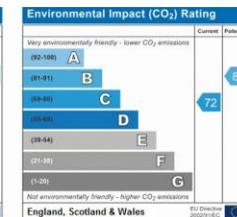
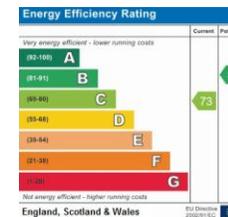
Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Ebor Street is easily accessed for viewings and has off street parking. The approach is best considered via either Skeldergate or the Nunnery Lane/Prices Lane one way system. Using Nunnery Lane/Prices Lane one way system, head directly over Bishopthorpe Road to the side of The Swan public house and take the first right hand turn onto Cherry Street, then the second right onto Ebor Street itself. From Skeldergate, heading towards Bishopthorpe Road, take the left hand turn to the side of The Bonding Warehouse onto Terry Avenue. From here take the first right onto Clementhorpe, and the third left onto Cherry Street, Ebor Street is second on the right.



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