

property on behalf of the vendor.

and appliances shown have not been tested and no guarantee as to their operability.
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TOTAL FLOOR AREA: 891 sq. ft. (82.8 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.

GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.

Neville Street
York,
YO31 8NP

- Two-Bedroom Mid-Terrace Home
- Large Open-Plan Living & Dining Room
- Modern Kitchen With Extended Breakfast Area
- Private Outdoor Space With Artificial Grass & Patio Area
- Walking Distance To York Minster & City Centre
- Close To Monks Cross, Clifton Moor & Excellent Bus Routes
- EPC - D

Bus Routes

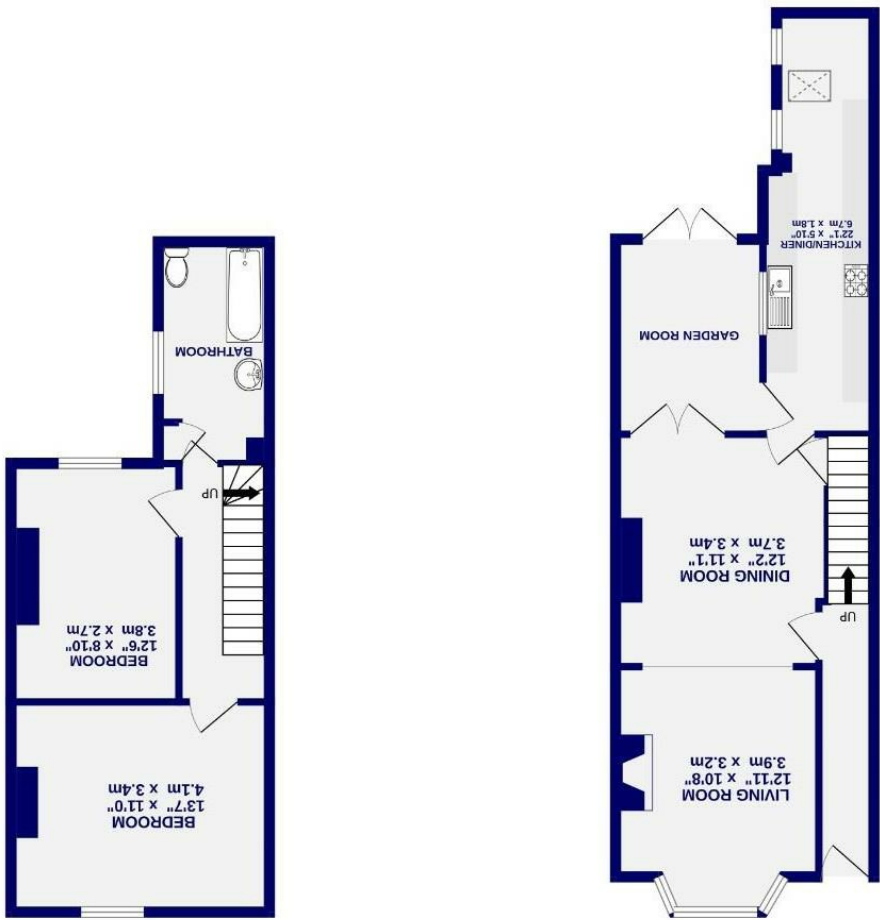
Patio Area

- Private Outdoor Space With Artificial Grass &

- Modern Kitchen With Extended Breakfast Area

- Large Open-Plan Living & Dining Room

- Two-Bedroom Mid-Terrace Home



Neville Street
York,
YO31 8NP

£325,000

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Located just off Haxby Road, this attractive two-bedroom mid-terrace offers spacious and flexible living in a highly sought-after area, within easy walking distance of York Minster and the historic city centre.

The ground floor features a generous open-plan living and dining area. To the rear, a modern kitchen leads into an extended breakfast room, providing additional space and natural light.

Upstairs, there are two well-proportioned bedrooms and a family bathroom, while the converted attic, currently used as a music room, offers potential for full conversion into a third bedroom (subject to necessary approvals).

Outside, the property benefits from a good-sized rear yard with low-maintenance artificial grass and patio area.

This property is conveniently located near Monks Cross, Clifton Moor, and York city centre, with excellent transport links via regular bus routes. It's also close to Park Grove Primary School and Joseph Rowntree Secondary School, both well-regarded local options.

Council Tax Band B

