



MAGGS  
& ALLEN

17 YORK ROAD  
MONTPELIER, BRISTOL, BS6 5QB  
£550,000

Spanning three levels, this four-bedroom property provides flexible, spacious living space that can easily adapt to the needs of a growing family. The home also benefits from a private garden and rear parking, offering a rare blend of city convenience and privacy.

## Summary

Upon entering the ground floor, you are welcomed by a bright living room to the right and a stunning kitchen-diner to the rear. This fantastic open-plan space is ideal for modern family living.

The first floor hosts two generous double bedrooms, including one with a contemporary en-suite, alongside a stylish family bathroom. The top floor provides a further two large double bedrooms, both offering plenty of space and flexibility to suit a variety of needs.

Outside, the property boasts a private, tiered rear garden, which provides an excellent space for relaxing or entertaining. Offering a wonderful opportunity to secure a spacious home in a fantastic location, this home is a must-see for families.

## Location

Situated in the heart of Montpelier, the property is perfectly positioned for a fantastic lifestyle. The popular Picton Street and Cheltenham and Gloucester Road are on your doorstep, offering a fantastic selection of independent shops, cafés, and restaurants. For green open spaces, St Andrews Park is also a short walk away.

Excellent transport links are available with a rail connection to Clifton, Redland, and Bristol Temple Meads within a few hundred yards. This is complemented by a number of useful bus routes along Cheltenham Road.

## Schools

E-Act the Dolphin School - Distance: 0.1 miles

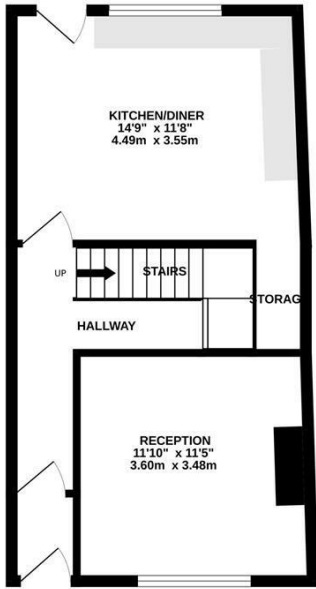
Montpelier High School - Distance: 0.18 miles

Fairlawn Primary School - Distance: 0.32 miles

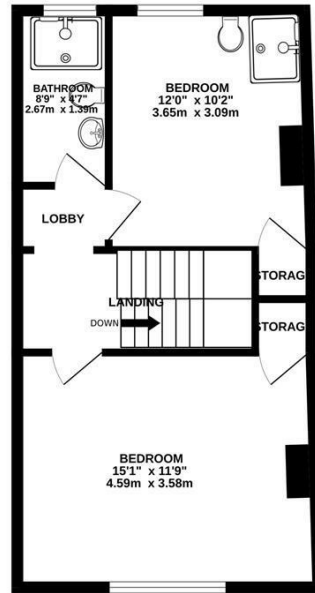
Cotham Gardens Primary School - Distance: 0.47 miles



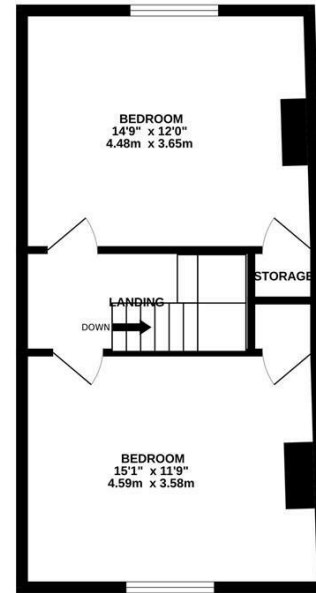
**GROUND FLOOR**  
414 sq.ft. (38.5 sq.m.) approx.



**1ST FLOOR**  
418 sq.ft. (38.8 sq.m.) approx.



**2ND FLOOR**  
415 sq.ft. (38.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1247 sq.ft. (115.9 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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- Four-bedroom mid-terrace property
- Private garden and option for off-street parking to rear
- In a vibrant area of the city
- Good storage options on all levels
- Well-presented in neutral colours
- Well-proportioned rooms

**Guide Price:** £550,000

**Tenure:** Freehold

**Council Tax Band:** C

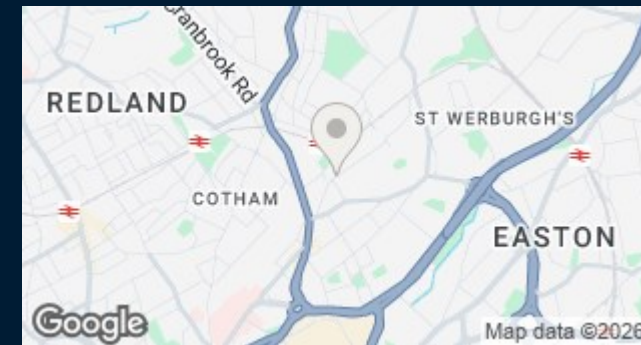
**EPC Rating:** C

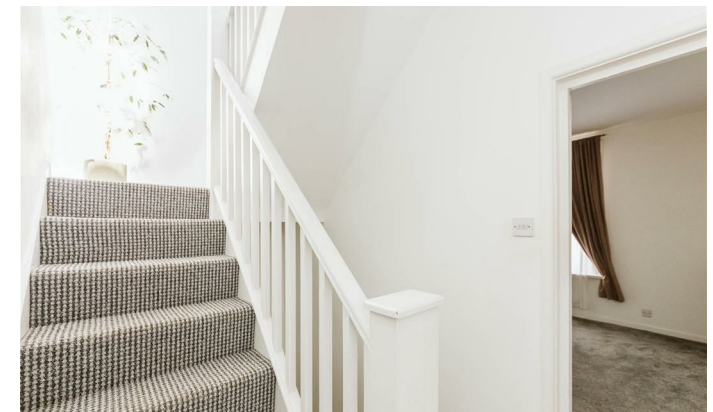
**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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