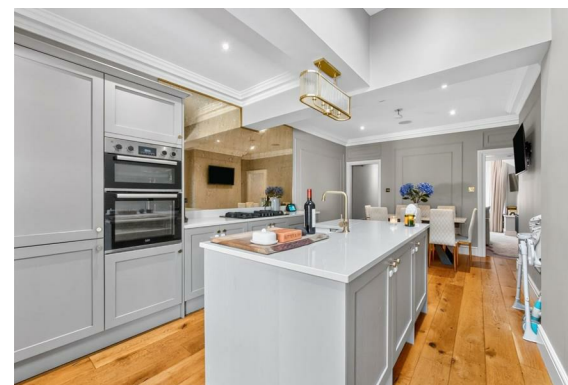




## Neville Terrace, York, YO31 8NF

- Beautifully Presented Period Terrace
- Two Generous Double Bedrooms
- Excellent City Centre Access
- Stunning Extended Kitchen/Diner
- Spacious En-Suite Bathroom

**£375,000**



# Neville Terrace, York, YO31 8NF

## DESCRIPTION

A beautifully presented period terrace offering stylish, spacious accommodation and ideally situated within easy reach of York city centre, local amenities and excellent transport links.

The front entrance opens into a welcoming hallway leading through to the impressive extended kitchen and dining room. Finished to a high standard, this stunning space features an extensive range of contemporary fitted units, integrated appliances, a central island and ample room for dining. Rooflights and glazed doors flood the room with natural light and provide direct access to the rear courtyard.

Accessed from the kitchen and dining room is a comfortable separate living room, positioned at the front of the property and featuring an attractive bay window.

Beyond the kitchen is a useful utility area together with a stylish ground-floor shower room.

To the first floor are two generously proportioned double bedrooms. The principal bedroom benefits from a particularly spacious en-suite bathroom, while the second bedroom offers excellent additional accommodation.

Externally, the property enjoys an enclosed, low-maintenance courtyard garden, creating an attractive space for outdoor seating and entertaining. A useful brick-built store provides further practicality.

Combining period character with a high-quality contemporary finish, this exceptional home is ideally placed for York city centre, local amenities and transport links. Early viewing is highly recommended.







Total floor area 87.1 m<sup>2</sup> (938 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

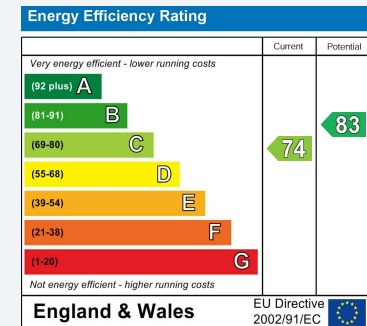
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.