



## Neville Street, York

- COUNCIL TAX BAND B
- 2 DOUBLE BEDROOMS
- GREAT ACCESS TO CITY CENTRE
- LARGE REAR COURTYARD
- EPC RATING D
- POPULAR RESIDENTIAL LOCATION
- AMPLE LIVING SPACE
- DOWNSTAIRS W.C

£260,000

**HUNTERS®**  
HERE TO GET *you* THERE

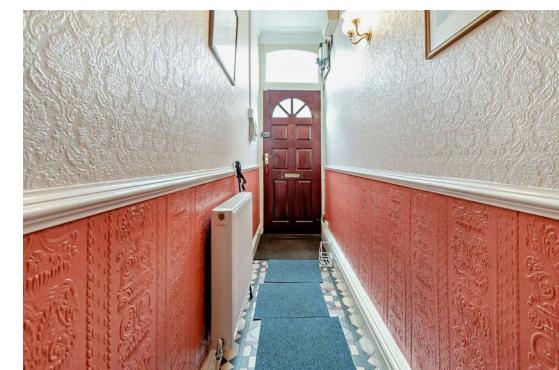
## DESCRIPTION

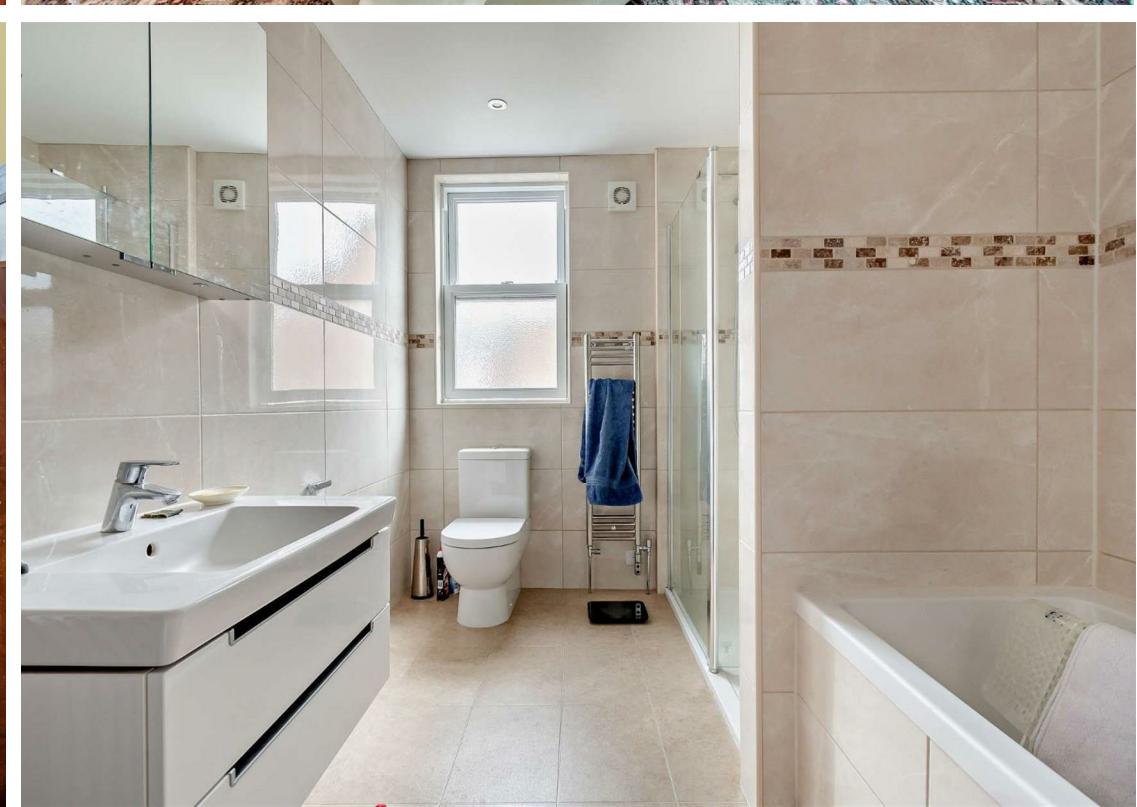
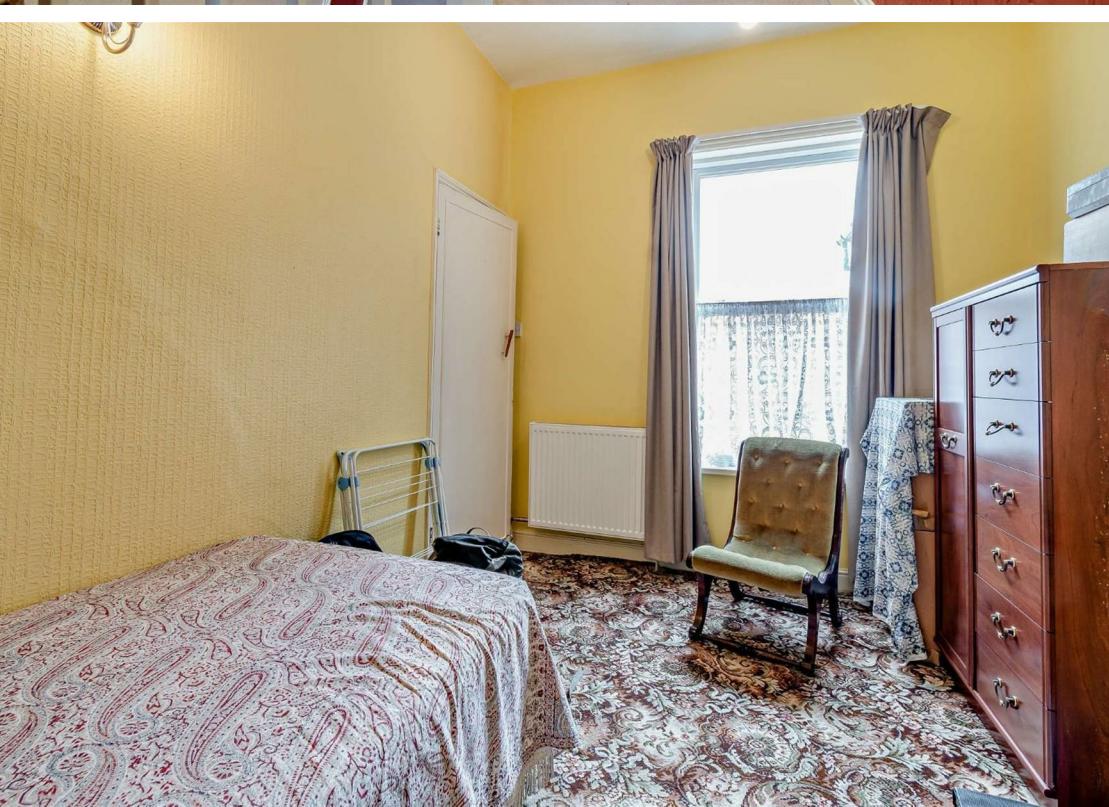
Hunters are pleased to present this substantial, fore courted, two bedroom period property in the popular residential location of the Groves, York. The area benefits from a range of local amenities as well as excellent access to York's historic city center.

As you enter the property, the ground floor comprises: Entrance hall with original tiled flooring, open plan living/dining area with bay windows to the front elevation and feature fireplace with accompanying wooden mantel piece. Modern and stylish kitchen fitted with a single oven, four burner gas stove and hooded extractor fan, to the rear of the ground floor you have a small utility area and downstairs toilet with internal access to storeroom.

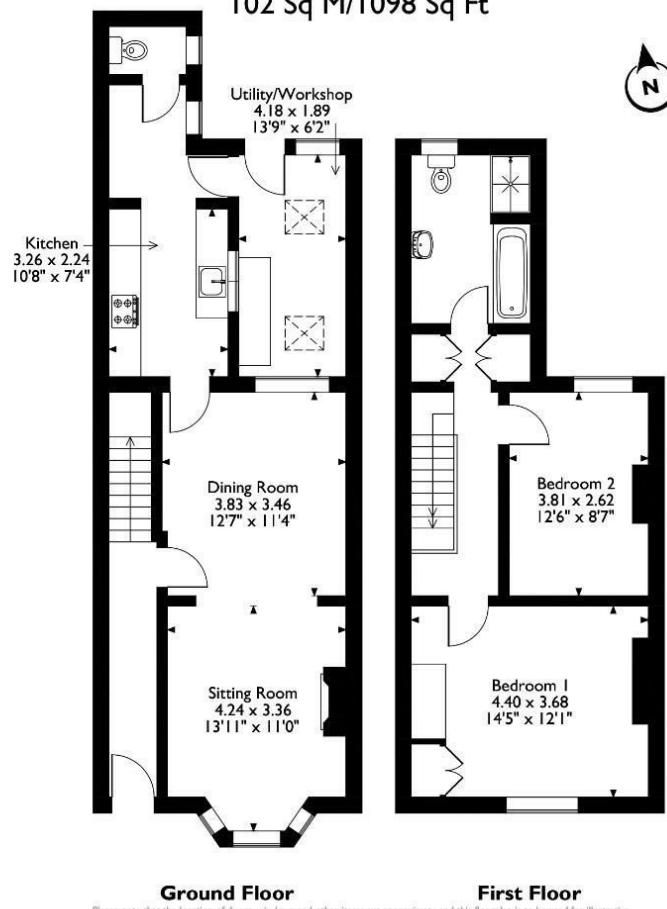
Off the spacious landing on the first floor you are greeted by a large family bathroom, done to a high standard and 2 double bedrooms.

You access the rear of the property via the store room, where you are greeted by a generous courtyard with gated access to the rear alley. It is a property that needs to be seen to be appreciated and viewing is highly recommended.





40 Neville Street, York  
Approximate Gross Internal Area  
102 Sq M/1098 Sq Ft



## Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

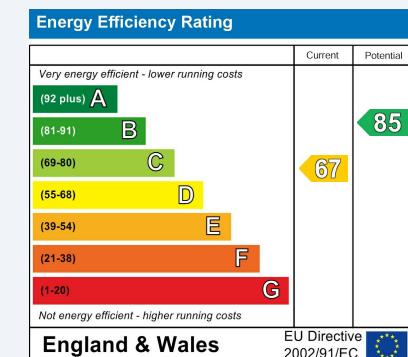
Tel: 01904 621026 Email:

[york@hunters.com](mailto:york@hunters.com) [https://www.hunters.com](http://www.hunters.com)



## 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.

# HUNTERS®

HERE TO GET *you* THERE