



NEVILLE TERRACE, YORK
£350,000

Carter Jonas

3 NEVILLE TERRACE, YORK, YO31 8NF

A well-presented terraced property situated within easy walking distance of York city centre, offering thoughtfully updated accommodation ideally suited to a first-time buyer, professional couple or investor. The current owner has carried out a number of improvements during their ownership, most notably creating a more open-plan feel to the ground floor by opening the principal reception areas through into the kitchen, resulting in a sociable and free-flowing layout well suited to modern living. Further enhancements include the addition of stylish bi-folding doors to the rear of the property and a log burning stove, both of which add warmth and character to the ground floor living space. The property also retains a number of attractive original Victorian features throughout, including fireplaces and decorative cornicing, blending period charm with modern updates.

The accommodation briefly comprises an open-plan sitting and dining area which connects directly through to the kitchen, creating a bright and welcoming living space. Beyond the kitchen is a particularly useful additional area, currently utilised as a home office, alongside a handy ground floor WC. Externally, the rear courtyard has been carefully improved and attractively presented by the current owner to create a pleasant and low-maintenance outdoor seating space, benefiting from a desirable south-facing aspect.

To the first floor, a galleried landing gives access to two bedrooms, comprising a well-proportioned principal double bedroom and a second modest double bedroom. A particularly notable feature for a property of this style is the larger-than-average first floor bathroom, which offers excellent space and practicality. There is also access via a loft hatch with built-in ladder to a useful loft/studio space, complete with skylights and far-reaching views towards York Minster.

The property is offered for sale with no forward chain and represents an excellent opportunity to acquire a conveniently positioned home within one of York's most accessible residential locations.

TENURE Freehold

EPC BAND D

LOCAL AUTHORITY City of York

COUNCIL TAX BAND B

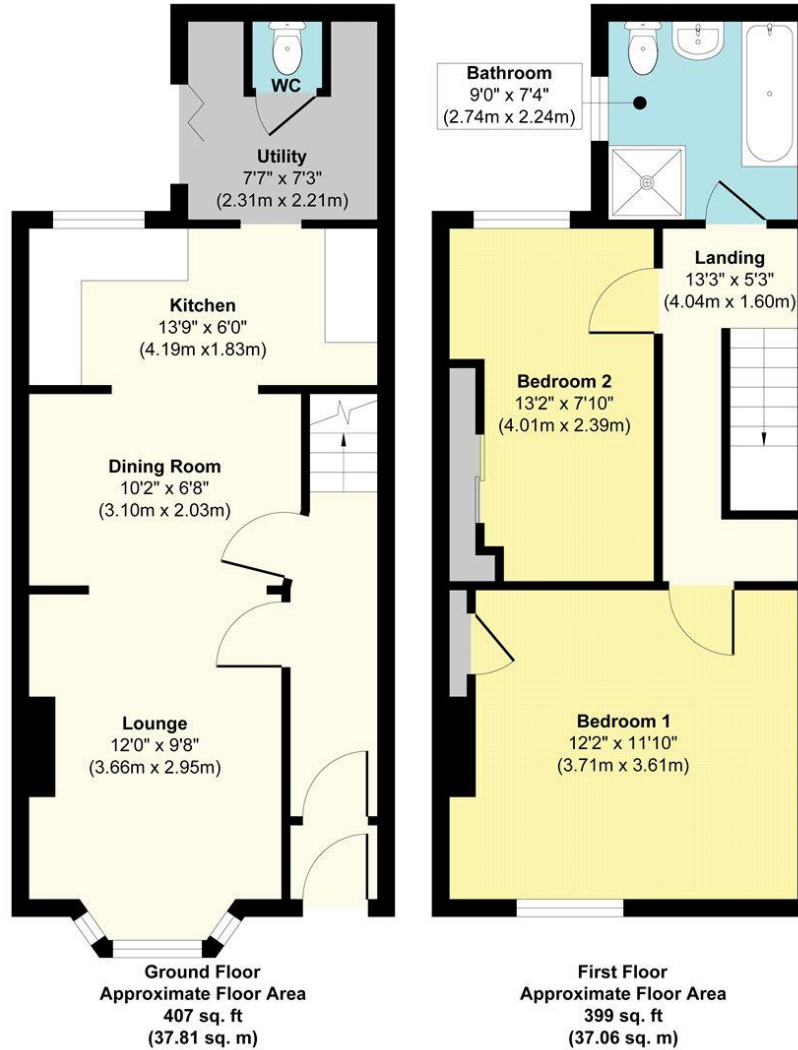
A well-presented and thoughtfully updated terraced home within walking distance of York city centre, offering stylish open-plan living, two bedrooms, a larger-than-average bathroom and an attractive rear courtyard, ideal for first-time buyers, professional couples or investors.







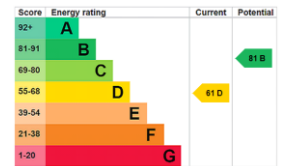
3 Neville Terrace



Approx. Gross Internal Floor Area 806 sq. ft / 74.87 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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