

# 6 MOSS STREET

York YO23 1BR

## 6 MOSS STREET

**Fully restored and refurbished period townhouse  
situated just off Blossom Street**

*York city centre 0.6 miles • York Railway Station 0.3  
miles*

Entrance hall • living room • dining room • kitchen •  
boot room • wc

3 double bedrooms • house bathroom

Courtyard garden

**For Sale Freehold**



ESTABLISHED 1992

Priestley House, 36 Bootham

York, YO30 7BL

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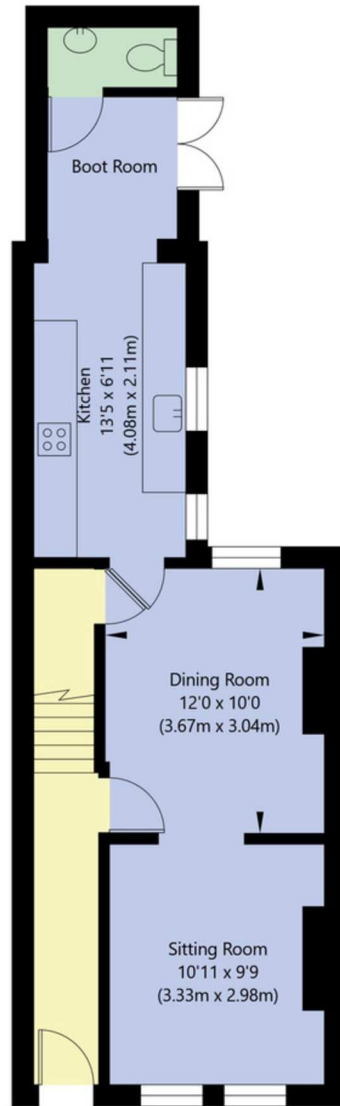
01904 671672

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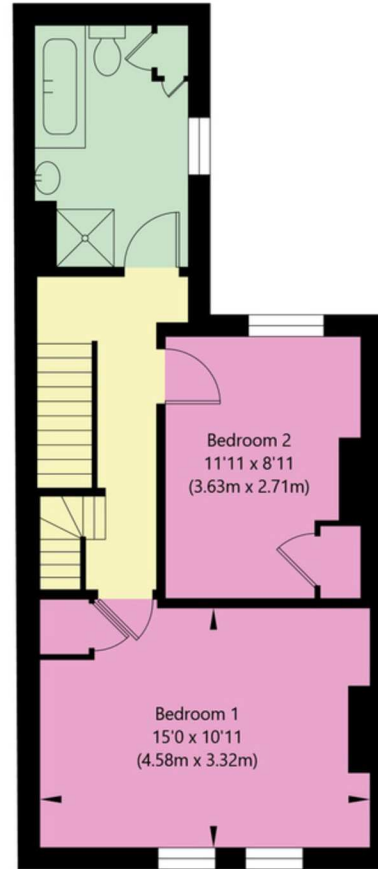


6 Moss Street, York, YO23 1BR

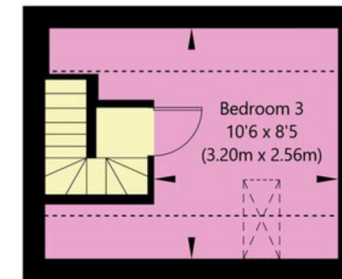
Approximate gross internal floor area - 1052 SQ FT / 97.76 SQ M



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>79 C</b>
55-68	<b>D</b>	<b>61 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Not to scale for illustrative purposes only  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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City

Country

Coast

6 Moss Street is an attractive period terraced house, constructed of brick under a slate roof. It enjoys a quiet position off Blossom Street, and just a short walk from the city centre and the railway station. The house has been fully refurbished over the years and would be an ideal starter home or investment property. It comes with a courtyard garden to the rear.

- Three-bedroom terraced Victorian house
- Easy access to the railway station and the city centre
- Renovated to a high standard
- Open plan living/dining room.
- Appealing walled courtyard garden

- Ideal starter home or investment purchase
- Attractively appointed and turnkey

The hallway boasts the original mosaic tiles which leads to the stylish open plan living/dining room that is well designed and makes good use of the space. The galley kitchen is beautifully appointed with all modern units and integrated appliances. The kitchen is flooded with light coming from the courtyard facing windows and benefits from a boot room style area with an entrance to the courtyard garden.



**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** B

**Services & Systems:** All mains services. Gas central heating.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:** City of York  
[www.york.gov.uk](http://www.york.gov.uk) 'Central historic core' Conservation area.

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.







Upstairs, there is a large modern family bathroom with a walk-in shower and separate bath. There are two double bedrooms on the first floor with the principal bedroom to the front of the property. On the second floor is a very useful third bedroom or office space with ample storage.

Outside, the walled courtyard garden is enclosed and private. There is on street residents permit parking.

### Environs

Moss Street is situated off Blossom Street on the south side of the River Ouse, just a short stroll away from all the amenities, shops and restaurants of the city centre. York Railway Station is also a short walk from the property - just a third of a mile.





## Directions

As you head down blossom street, turn onto Scarcroft road follow it past the play park on your left hand side and take the left turn on to Upper Price Street. When you get to a cross road, turn left onto Nunthorpe road. Continue on this road which leads to Moss Street and number 6 is near the top of the street on the right hand side.

## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** May 2025

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