



Dove Street, York  
£335,000

An elegant three-storey period residence, enviably positioned just a stone's throw from York, offering beautifully balanced accommodation and superb potential throughout, and available with no forward chain.



The property is approached via a generous entrance hallway, which provides access to the sitting room and kitchen, as well as stairs leading to both the first floor and basement levels. A rear door opens directly onto the charming walled courtyard garden. The sitting room creates an immediate sense of warmth and comfort, enhanced by its generous proportions and abundant natural light. Positioned to the rear, the kitchen offers excellent workspace and storage, forming a practical and sociable heart to the home.



The first floor comprises two well-proportioned double bedrooms, with the front bedroom enjoying attractive views over the sought-after Dove Street. A tastefully appointed family bathroom with a modern three-piece suite completes this level.



The versatile basement level provides exceptional scope to enhance the property further. It features a spacious principal room, with its own external door and window, ideal for conversion into a secondary living area or additional bedroom. A further flexible room with its own window offers excellent potential as a study, utility area, or valuable supplementary storage.



To the outside the property enjoys a low maintenance front garden with a walled and paved courtyard to the rear. On street permit parking is available.

### Material Information

Tenure: Freehold

Services/Utilities: All mains services are understood to be connected.

Broadband Coverage: Up to 1000\* Mbps download speed\*

EPC Rating: D - 67

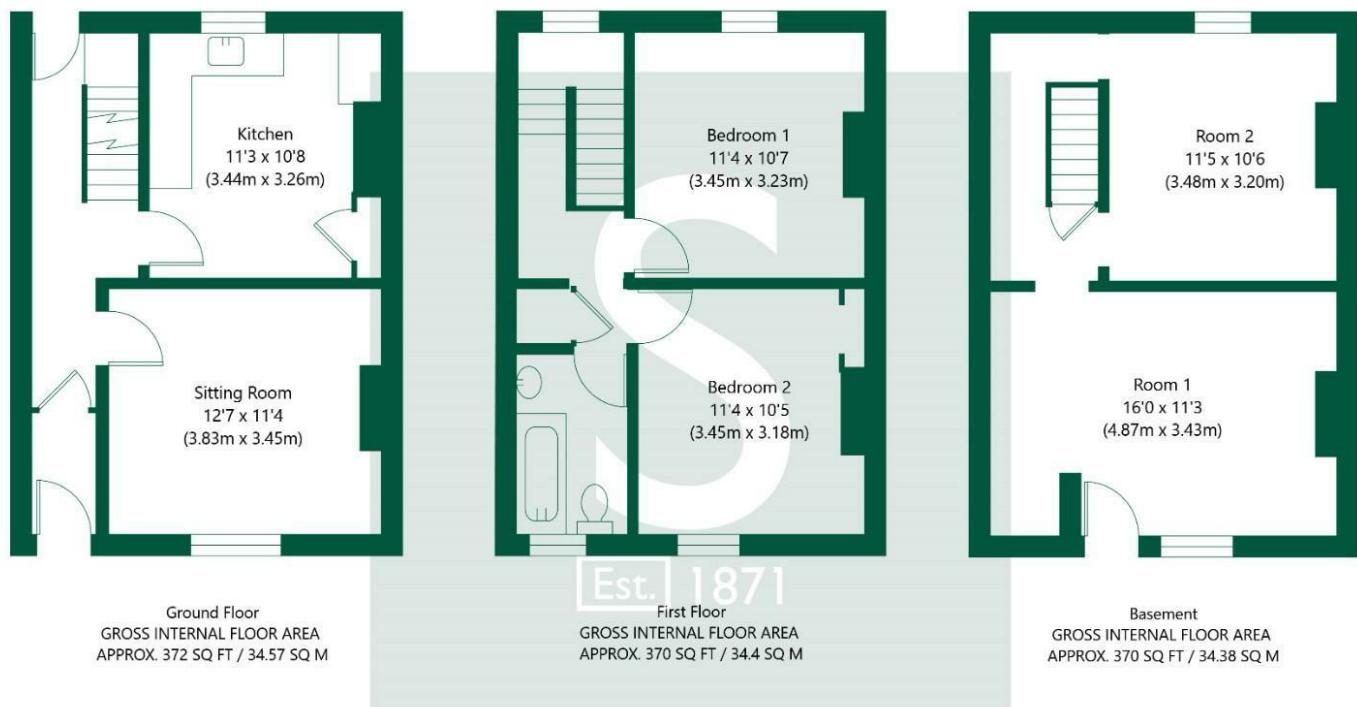
Council Tax: B - York City Council

Current Planning Permission: No current planning permissions. York Central Historic Core Conservation Area.

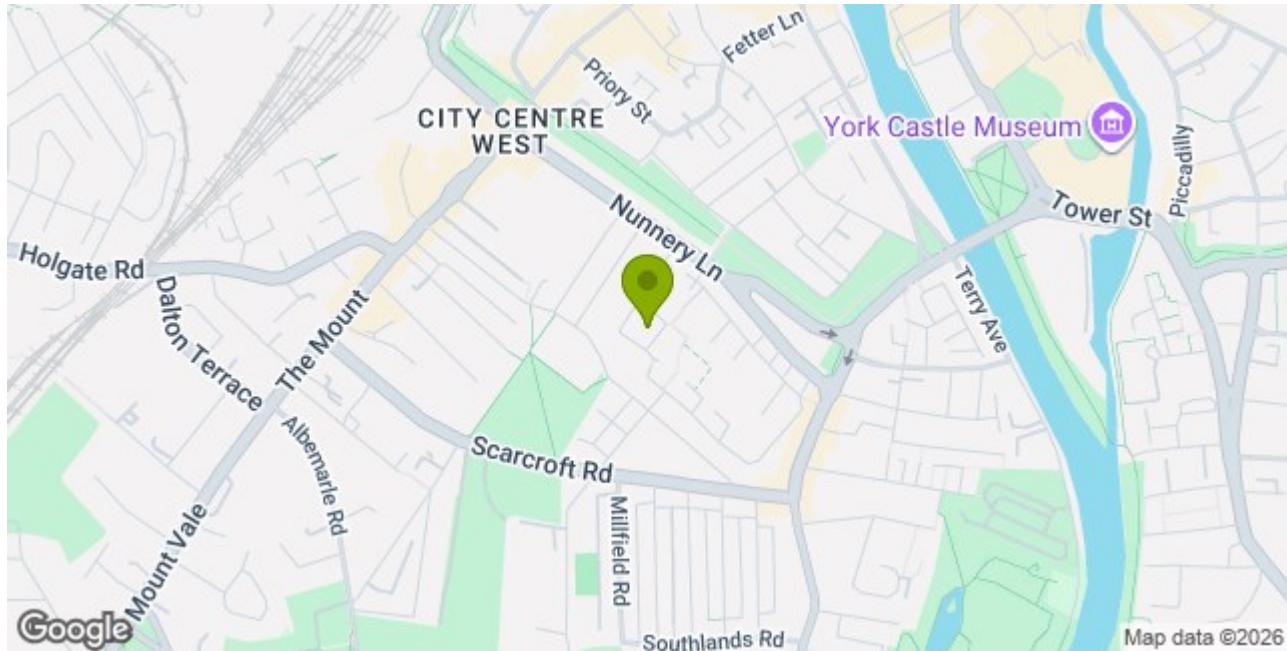
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1112 SQ FT / 103.35 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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