

There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

- ## Freehold Council Tax Band - C

Mount Vale Drive
Off Mount Vale, York



TOTAL FLOOR AREA: 1458 sq.ft. (135.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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YO24 1DN

£500,000

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Located in the highly sought-after residential area of Mount Vale, within walking distance of York city centre, the railway station, a range of well-regarded schools and the wealth of amenities the city has to offer, is this charming and extended three-bedroom semi-detached home. Occupying a superb plot with a beautifully established easterly facing rear garden, this attractive period property offers accommodation arranged over three floors and presents an exciting opportunity for a purchaser to make it their own. Offered with no onward chain, it is expected to generate strong interest.

Internally, the property retains a wealth of original character, with a welcoming entrance hall showcasing traditional panelling, deep skirting boards, coving and original internal doors. To the front, the elegant living room is centred around a beautiful period fireplace and benefits from a large bay window, allowing natural light to flood the space. To the rear is a second reception room, formerly used as a dining room, which enjoys similar character features and flows seamlessly into the recently updated kitchen. Fitted with a range of modern wall and base units, the kitchen provides ample storage and generous worktop space, with a door leading into a bright conservatory that enjoys delightful views over the garden and is currently used as a garden room.

The first floor offers two generous double bedrooms, with the principal bedroom featuring a Juliet balcony overlooking the stunning rear garden and the historic buildings beyond. A well-proportioned third bedroom and a three-piece family bathroom complete this level, while stairs continue to the second floor, where a versatile loft room with multiple skylight windows provides excellent additional space for a home office, hobbies room or occasional accommodation.

