



DUDLEY STREET, YORK

5 Dudley Street, York, North Yorkshire, YO31 8LP

PETER  
MOODY  
& COMPANY

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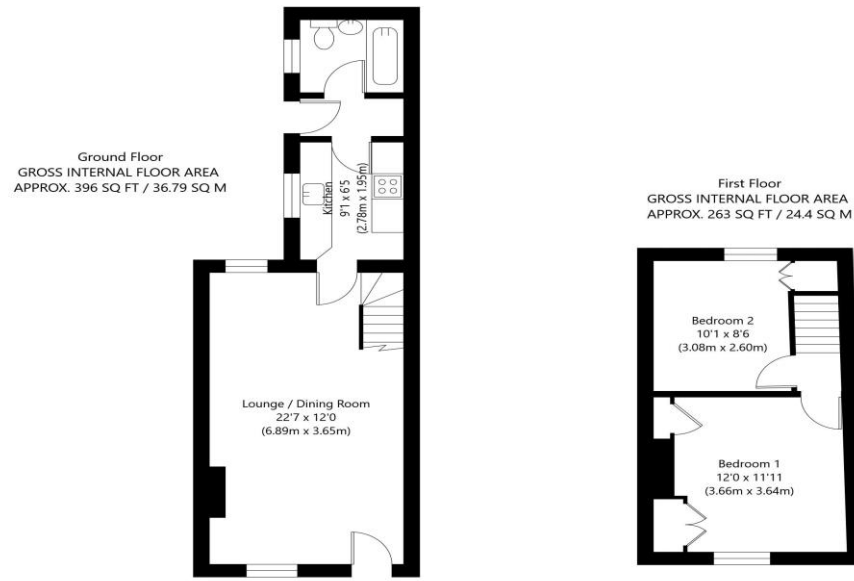
- Victorian Terraced House
- Pleasant Small Cul de Sac Location
- 2 Double Bedrooms
- Through Lounge/Dining Room
- Kitchen
- Bathroom
- South West Facing Rear Courtyard
- No Onward Chain
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A Victorian terraced house offering well-proportioned accommodation laid out over two floors. On the ground floor is a spacious Through Lounge/Dining Room with windows to the front and rear elevations, stair to the first floor and door through to the Kitchen. Here there are a range of fitted units and a doorway to a rear hallway with access to the south-west facing rear courtyard and a door to the bathroom with white three-piece suite. On the first floor are two good size double bedrooms. The property is offered for sale with vacant possession and no onward chain.

Dudley Street is a small, quiet cut de sac situated within the popular Groves area of York, one of the most popular areas of the city for first time buyers and investors. At the end of the road is the well regarded Park Grove primary school and a good range of shops are within close walking distance. The city centre, hospital, Nestle Rowntree site and university are all within easy reach. Regular buses operate from the area and York railway station is just over one mile to the south.



# FLOOR PLANS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 659 SQ FT / 61.19 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>59 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		