



6 Neville Street,  
York, North Yorkshire YO31 8NP

Guide Price £329,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market a superb two-bedroom mid terraced home, set in the heart of one of York's most sought-after locations of the Groves in York, just off Haxby Road and a short stroll from the York Hospital, St John University and the City Centre. Offering the best in suburban living this lovely house on Neville Street has been updated by the current owner, offering a balance of both charming and quality features. With its cosy living room boasting a fabulous feature cast iron fireplace and a modern kitchen and bathroom, this property will be very popular with a multitude of buyers, including first time buyers, couples, commuters, and professionals who work in York. The accommodation briefly comprises; Entrance hallway with a Yorkshire stone floor, from where a door leads us into the reception rooms. To the front we find the bay fronted living room with a fabulous feature cast iron fireplace, which in turn opens to the dining room, with French doors leading into the handy garden room. Onwards into the modern fitted kitchen, with a range of dark grey units and a variety of integral appliances and an extended dining area with ample space for a table and chairs, completing the ground floor. The stairwell leads up to the first-floor landing with a balustrade and built in storage cupboards, from where we find two generous bedrooms and an excellent modern fitted bathroom. A hatch from the landing with a ladder leading up to the attic space, perfect for extra storage. There is also an opportunity to convert the attic space as others have done on the street, creating a further bedroom. Outside, to the front of the house is walled forecourt boundary, leading to the front door. To the rear we find a walled courtyard garden, perfect for outside entertaining with gated access to the rear and a garden shed. In summary, this lovely home, just off the City centre provides an exceptional opportunity to secure a property that is both charming and contemporary. This property will also particularly appeal to those for whom location within this popular area is crucial and easy access to the City centre, the York Hospital and local amenities. An internal viewing is highly recommended to see this superb charming home.

**Neville Street, is in a popular suburb, just around 1 miles north of York City Centre off Haxby Road. The location boasts a wide range of local amenities including Schools, Shops, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and neighbouring Vangarde as well as Clifton Moor and the A64 are within easy reach by car. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Front entrance door to hallway, tiled floor, ceiling cornice, dado rail and radiator\*. Stairs to the first floor. Door leading to...

### Living Room

13' 2" x 10' 9" (4.01m x 3.27m) Into bay  
Double glazed bay windows to front aspect, ceiling cornice, ceiling rose, picture rail, feature cast iron fireplace with inset gas fire\*, tv point\* and upright radiator\*. Opening to....

### Dining Room

12' 2" x 11' 2" (3.71m x 3.40m)  
Double glazed French doors to rear aspect, ceiling cornice, picture rail, under stairs storage and upright radiator\*. Door leading to....

### Garden Room

9' 11" x 6' 6" (3.02m x 1.98m)  
French doors leading to courtyard.

### Kitchen/Breakfast Room

22' 0" x 6' 5" (6.70m x 1.95m)  
Superb modern dark grey fitted kitchen with a range of contemporary wall and base units with matching worktops over, steel drainer sink with mixer taps, integral appliances include an electric oven\*, induction hob\*, extractor fan \*, fridge and freezer\*, washing machine\*, double glazed windows to side aspect, sky light, space for a table and chairs and radiator\*. Door leading to...

### First Floor Landing

Built in storage cupboards and loft hatch with a pull down ladder. Doors leading to....

### Bedroom 1

14' 2" x 11' 0" (4.31m x 3.35m)  
Double glazed window to front aspect, picture rail, tv point\* and radiator\*.

### Bedroom 2

12' 2" x 8' 10" (3.71m x 2.69m)  
Double glazed window to rear aspect and radiator\*.

### Bathroom

11' 7" x 6' 4" (3.53m x 1.93m)  
Modern bathroom with a white suite comprising: Bath with mixer taps and electric shower\*, pedestal wash hand basin with mixer taps, low level wc, double glazed window to side aspect, airing cupboard with wall mounted boiler\*, down lighting and radiator\*.

### Outside

To the front of the house is walled forecourt boundary, leading to the front door. To the rear we find a walled courtyard garden, perfect for outside entertaining with gated access to the rear and a garden shed.



## Agents Note

EPC Rating D. Council tax band B.

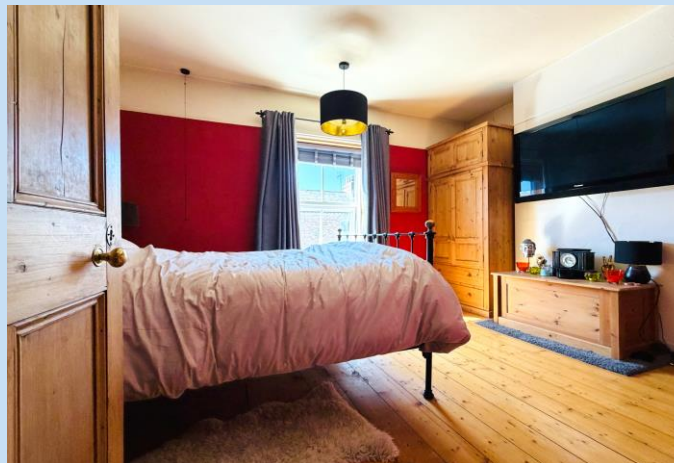
Broadband supplier: Talk Talk Full Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Scottish Power.

Electricity supplier: Scottish Power.





## Energy performance certificate (EPC)

6 Neville Street YORK YO31 8NP	Energy rating <b>D</b>	Valid until:	7 August 2035
		Certificate number:	6300-4581-0222-6506-3853
Property type	Mid-terrace house		
Total floor area	81 square metres		

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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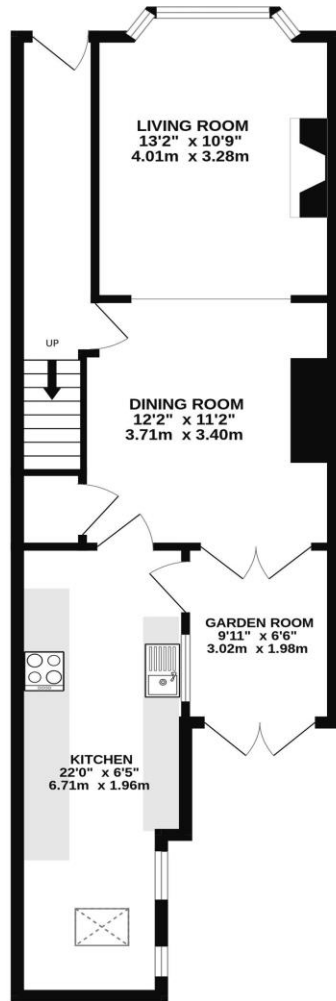
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GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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