



## 36 NEVILLE TERRACE YORK, YO31 8LN

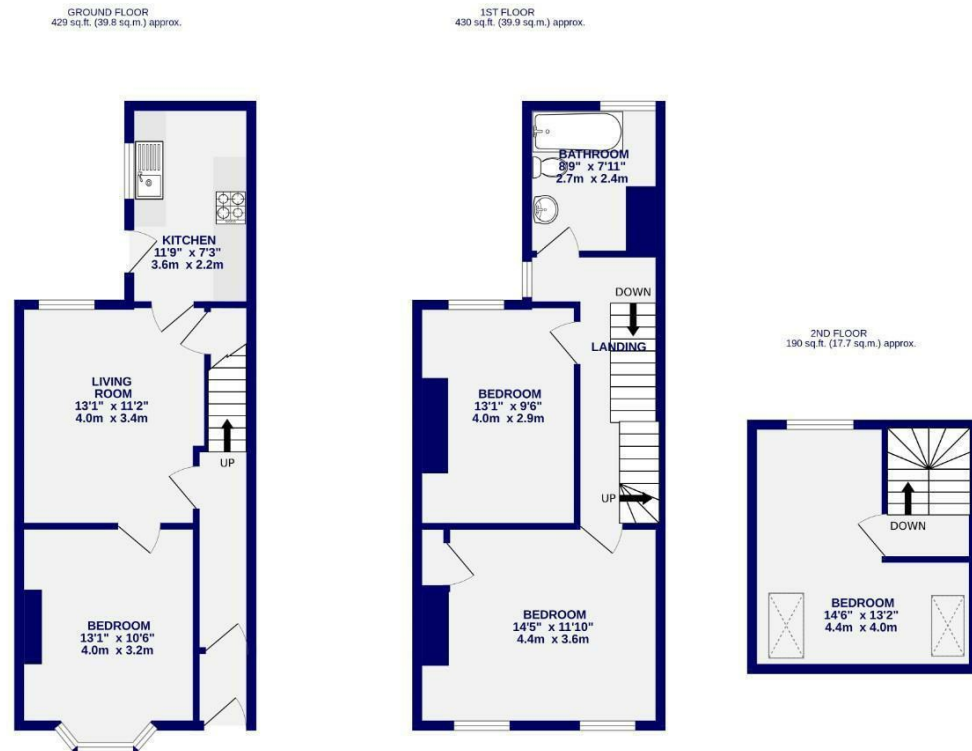
£400,000  
FREEHOLD

Situated on Neville Terrace, within a sought after area for student accommodation, this extended four bedroom period townhouse presents an excellent investment opportunity. Positioned between Huntington Road and Haxby Road, the property is conveniently located for the city centre, York St John University, local amenities and transport links.

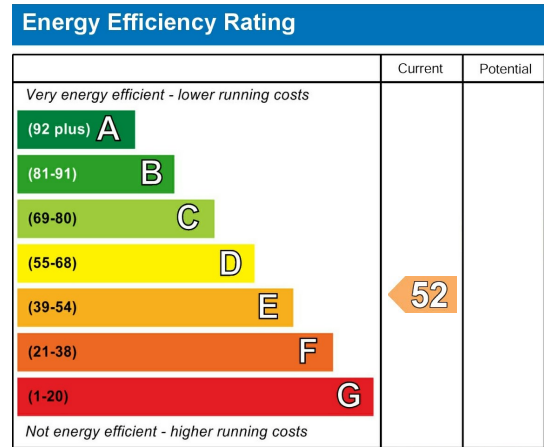
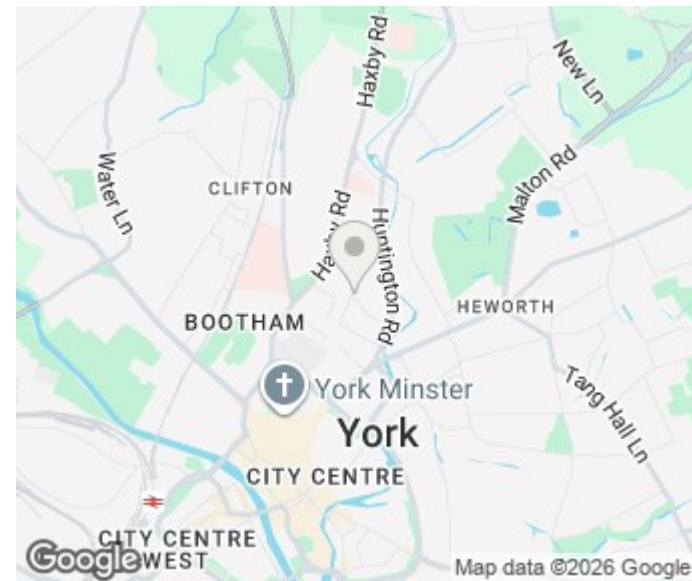
The property has operated successfully as a rental investment for several years and is offered for sale as a going concern, with no onward chain. It is currently let through 2 Let Agency until 2027.

The accommodation begins with an entrance hallway leading to a ground floor double bedroom with a bay window. To the rear is a spacious communal living room and a fitted kitchen, which provides access to the south facing courtyard garden.

To the first floor are two further double bedrooms, both retaining their original chimney breasts, together with a three piece bathroom. The property has been thoughtfully extended into the roof space, where stairs rise to a fourth bedroom featuring Velux windows and a dormer window, creating a bright and well proportioned room.



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the gaugelines will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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