



4 Neville Street Off Haxby Road  
York, YO31 8NP  
Guide Price £385,000

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**LARGER THAN AVERAGE PLOT - FOUR BEDROOMS - WORKSHOP & GARAGE!**  
This fantastic four bedroom period forecourted terraced home is set in this popular location, close to the City Centre, York St John University and York Hospital. Recently extended and refurbished to a high standard, the property provides spacious living accommodation with the benefit of uPVC double glazing and new gas central heating boiler. It fully comprises entrance hall with original mosaic tiling, large through lounge/dining room with bay window to front, full width kitchen with contemporary units, ground floor shower room, first floor landing, two first floor double bedrooms, bathroom/WC, second floor landing and two second floor bedrooms. To the outside is walled rear courtyard, external utility room connected through to a workshop, large single garage and attached 15' timber store. AN INTERNAL VIEWING IS STRONGLY RECOMMENDED.

### Entrance Hallway

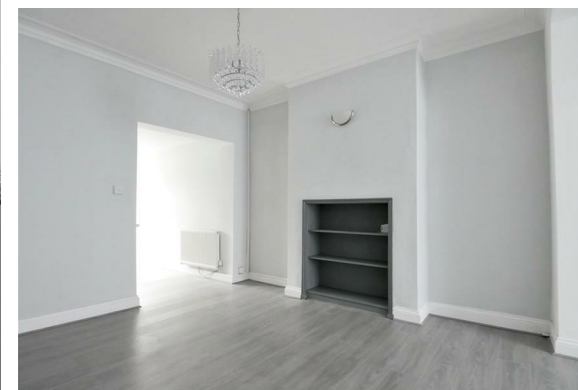
Composite entrance door, ceiling coving, double panelled radiator, carpeted stairs to first floor. Original mosaic flooring. Doors to;

### Lounge/Dining Room

11'1 x 23'7 (3.38m x 7.19m)  
uPVC double glazed bay window to front, ceiling roses, ceiling coving, double panelled radiators, marble hearth with surround, TV point, power points, under stairs cupboard. Laminate wood flooring.

### Kitchen

13' x 10'8 (3.96m x 3.25m)  
Recently fitted units incorporating counter top stainless steel sink and drainer with mixer tap, space for appliances, double panelled radiators, power points, uPVC double glazed window to rear, uPVC door onto courtyard. Laminate flooring.





### **Bathroom**

Walk in mains shower cubicle, wash hand basin with storage, low level WC, opaque double glazed window to side, double panelled radiator, aqua boarding, recessed spotlights, extractor fan. Vinyl flooring.

### **First Floor Landing**

Spindle balustrade, stairs to second floor, power points, storage cupboard. Carpet. Doors leading to;

### **Bedroom 1**

14'1 1 x 11' (4.29m x 3.35m)  
uPVC double glazed window to front, double panelled radiator, power points, built in storage cupboard Carpet.

### **Bedroom 2**

12' x 9' (3.66m x 2.74m)  
uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

### **Bathroom**

11'8 x 6'3 (3.56m x 1.91m)  
Opaque uPVC double glazed window to side, low level WC, panelled bath with mains shower over, pedestal wash hand basin, double panelled radiator, towel rail/radiator, storage cupboard housing gas combination boiler.

### **Second Floor Landing**

Carpet. Door to;

### **Bedroom 3**

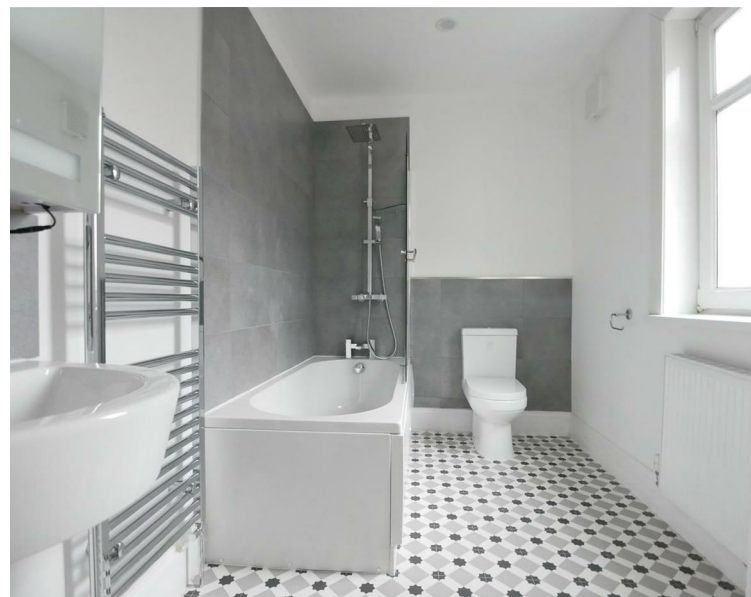
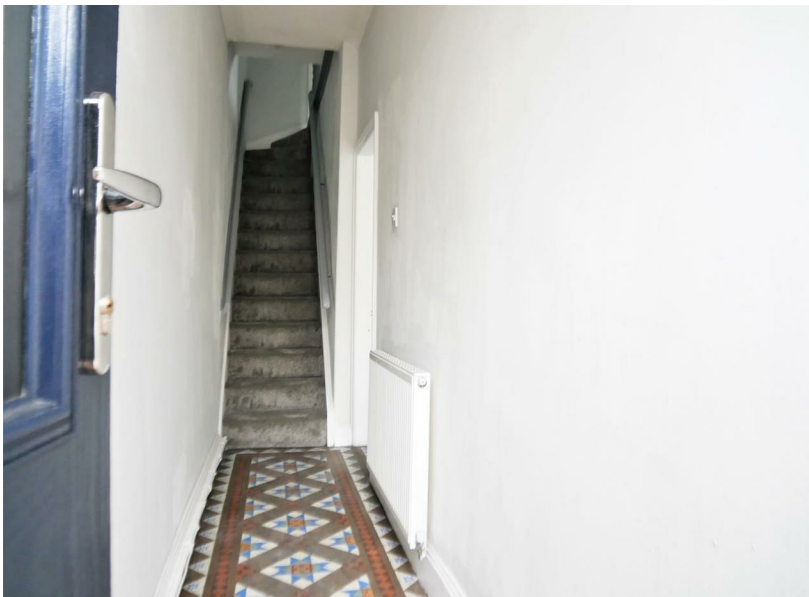
11'7 x 8'4 (3.53m x 2.54m)  
Two double glazed windows to rear, double panelled radiator, power points. Carpet.

### **Bedroom 4**

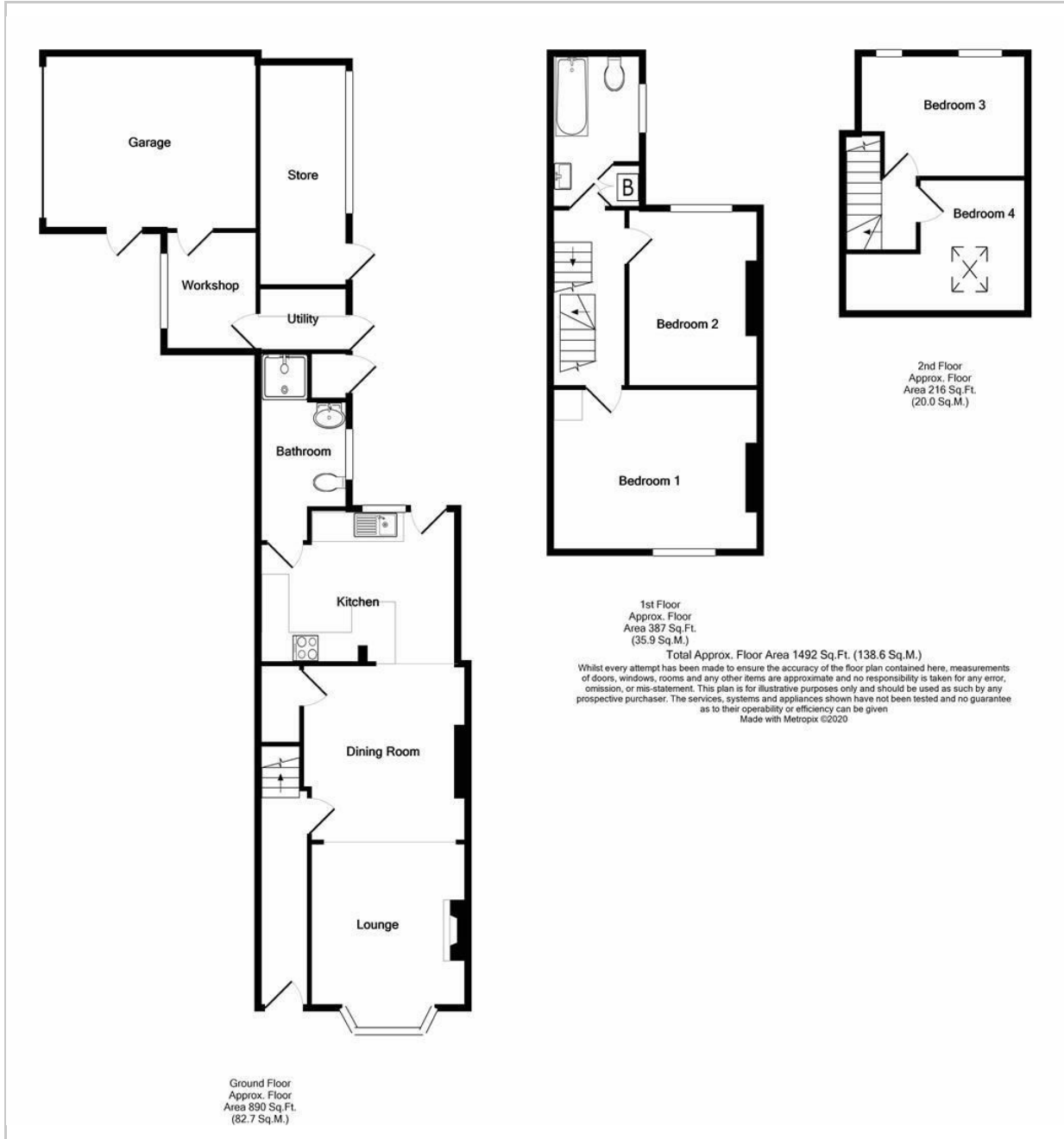
7'4 widening to 12'8 x 7'6 (2.24m widening to 3.86m x 2.29m)  
Velux window to front, double panelled radiator, power points. Carpet.

### **Outside**

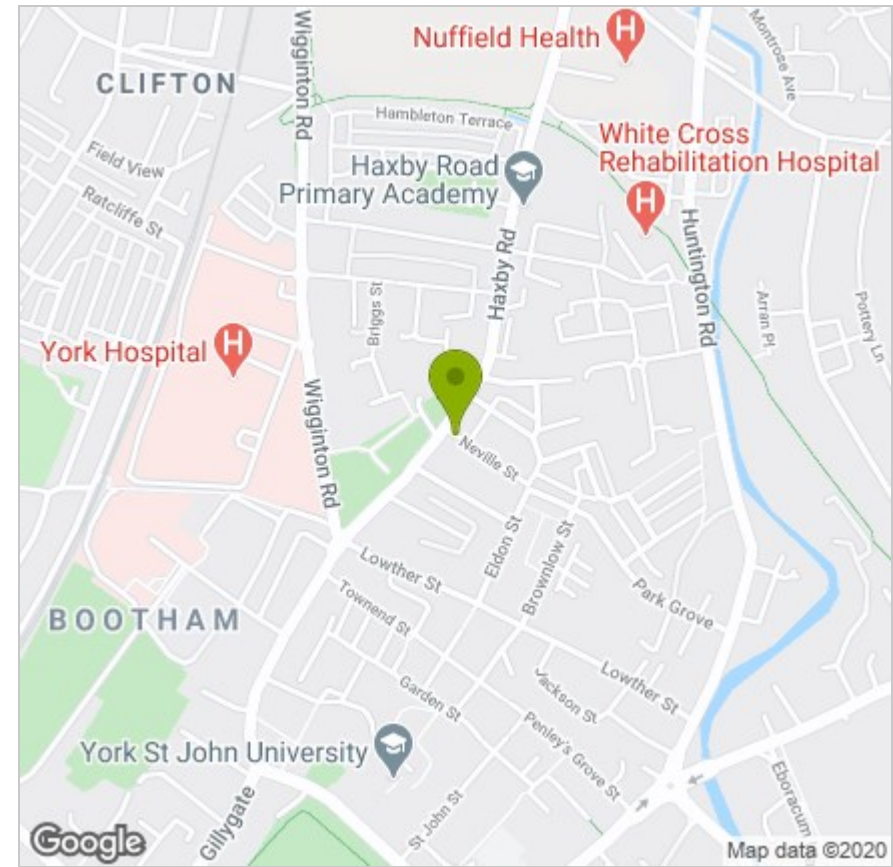
Low maintenance walled front forecourt. Rear walled courtyard with raised borders, gate to service alley plus external utility room, built in stores, large single garage and timber shed.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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