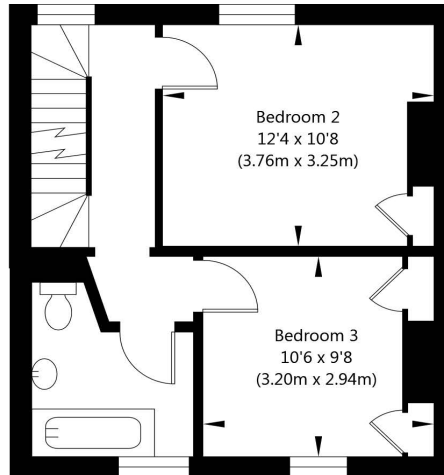
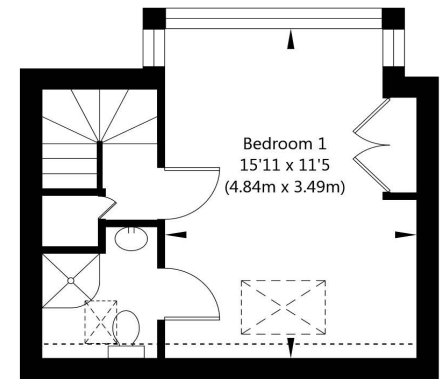


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 463 SQ FT / 42.98 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 380 SQ FT / 35.35 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 249 SQ FT / 23.13 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1092 SQ FT / 101.46 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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**LANCASTER
SAMMS**

Dating from the turn of the century and constructed of attractive mellow brick under a slate roof, the layout and design of this property is very representative of many of the fine terraced houses built at that time on the edge of the city centre and provides quite exceptional accommodation.

The property is laid out over three floors and presents as a practical home having been remodelled to suit a more modern lifestyle. Many of the rooms offer an attractive blend of modern fittings and original features.

The ground floor accommodation includes a beautiful, tiled entrance hallway leading to the principal reception rooms. The bay fronted lounge has feature fireplace and plentiful built-in storage. This room is open plan to the dining room, providing a light and airy sociable space and boasts oak flooring.

The stylish kitchen comprises matching wall and base units with granite worktops over and inset sink. Integrated appliances include gas hob, electric oven & grill and slimline dishwasher.

To the first floor are two double bedrooms, both with period fireplaces and both served by a bathroom with full three-piece suite and over-bath shower. The master bedroom is located on the second floor, with an added valuable en-suite shower room.

Externally to the front is a walled forecourt with iron railings and gate, and to the rear a north west facing courtyard, providing an area to enjoy the evening sun. For vehicles, there is residents on street parking.

In summary, a well-proportioned and beautifully presented period home, a stone's throw from the city, ready for immediate occupation.

LOCATION

For those whom location is crucial, St Johns Street is ideal situated to enjoy and explore the many cultural and historic attractions of York City Centre. Transport links are excellent, and York Railway Station is within walking distance.

DIRECTIONS

Leaving the city centre from Bootham Bar, take an immediate right hand turn onto Gillygate. Continue along Gillygate taking the right hand lane at the traffic lights onto Lord Mayors Walk. St Johns Street can be found on your left hand side, opposite the bar walls.

COUNCIL TAX

City of York Council Tax Band D - £1797.56 for 2021/2022