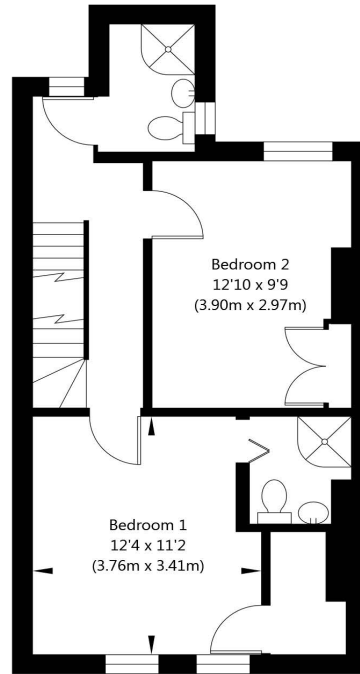
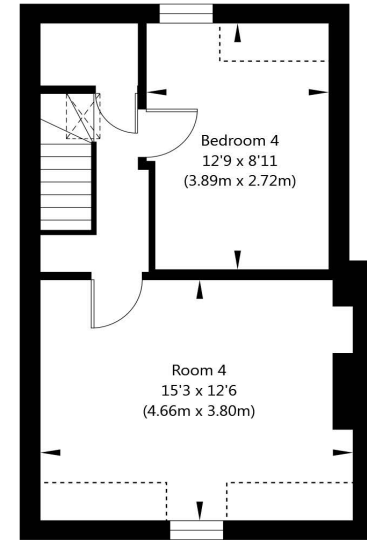


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 645 SQ FT / 59.96 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 439 SQ FT / 40.77 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 378 SQ FT / 35.12 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1462 SQ FT / 135.85 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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**LANCASTER
SAMMS**

A substantial period town house in a favoured side street, just minutes from the historic walls and city centre.

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

Entering the property via the front door, a hallway with tiled floor leads to the principal reception rooms, including bay fronted lounge with log burner. Beyond the lounge is a dining room with access to a small private outside space. The large kitchen boasts a series of matching wall and base units with space for appliances and access to the rear courtyard. A full ground floor bathroom completes the downstairs accommodation.

The bedrooms are arranged across the first and second floors. On the first floor are two double rooms and shower room. The second floor houses the two remaining double bedrooms. All bedrooms have been recently recarpeted.

Externally is a low maintenance enclosed courtyard ideal for al-fresco dining and has a useful garden shed.

In summary, an impressive and substantial home boasting period charm and character, just moments from the bustle of the city.

LOCATION

Claremont Terrace is a peaceful side road in a highly desirable location, just a stone's throw from York city centre. Residents can enjoy walking into the city centre via Gillygate, with a number of independent shops, cafes and bistros to enjoy. The area on the whole boasts a wide range of handy local amenities as well as state and independent schools. The outer ring road (A1237) is within easy vehicular reach; ideal for those commuting to Leeds and further afield. The Railway Station is reachable on foot in just a few minutes.

DIRECTIONS

Leaving York city centre via Gillygate, Claremont Terrace is the second of two residential streets on the left hand side. Number 33 is situated towards the top of the street on the left.

COUNCIL TAX

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