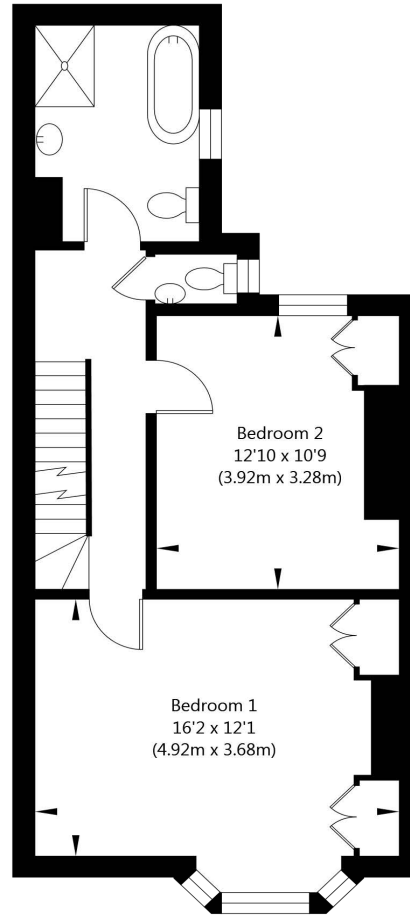
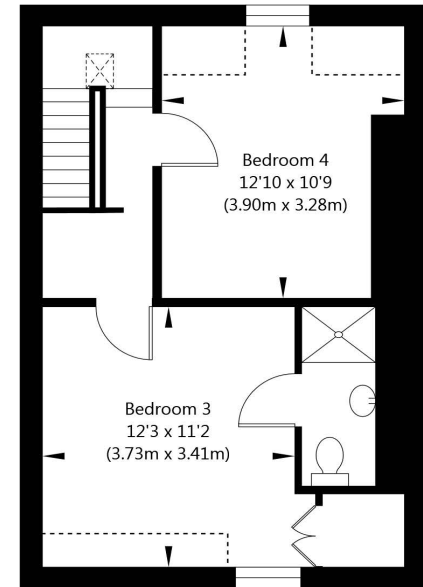


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 621 SQ FT / 57.7 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 524 SQ FT / 48.68 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 396 SQ FT / 36.81 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1541 SQ FT / 143.19 SQ M

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

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**LANCASTER
SAMMS**

An elegant and substantial townhouse that has undergone a stunning refurbishment and extension with great attention to detail and design, offering a superb balance of period features and modern living.

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

Arranged over three floors, the property now presents as a beautiful and practical home, having been remodelled to suit a more modern lifestyle.

The accommodation comprises; hallway with original tiled flooring leading to the principal reception rooms including the beautifully appointed lounge with log burner for the winter months.

The centrepiece of the house is the stunning extended family area which includes an impressive kitchen opening into a dining and casual seating area, bathed in natural light by an atrium, picture window and bi-fold doors. This sociable space flows seamlessly into the outside courtyard, perfect for al fresco dining.

The kitchen includes a full range of quality wall and based units complemented by Minerva worksurfaces and underfloor heating throughout. Integrated appliances include a washer/dryer, dishwasher and space for American style fridge freezer and range cooker with extractor over.

The bedrooms are arranged over two floors, the first housing the master bedroom, second double bedroom and newly installed house bathroom with separate shower and stand-alone bath.

The second floor provides two further double bedrooms and with an en-suite shower room to the front bedroom.

Externally to the rear, the property benefits from an enclosed courtyard with sandstone flags and attractive gate. The front elevation of the house is set back from the road behind wrought iron railings and gate.

Notes

The property has been completely re-wired and re-roofed with Gortex underlay.

Includes new boiler system with pressurised tank.

Rear gate pressure treated with 10 year guarantee.

Grosvenor Terrace is a popular residential side street of similarly attractive period townhouses just off the popular Bootham, one of the most attractive thoroughfares to the city. Along Bootham and towards Clifton Green is a charming mix of shops, amenities and public houses. St Peters and Bootham Schools are both nearby and are held in high regard, both locally and nationally. York train station is within easy walking distance of the property.

From Bootham Bar continue out of the city along Bootham taking the third right into Grosvenor Terrace. The property is situated on the left hand side.