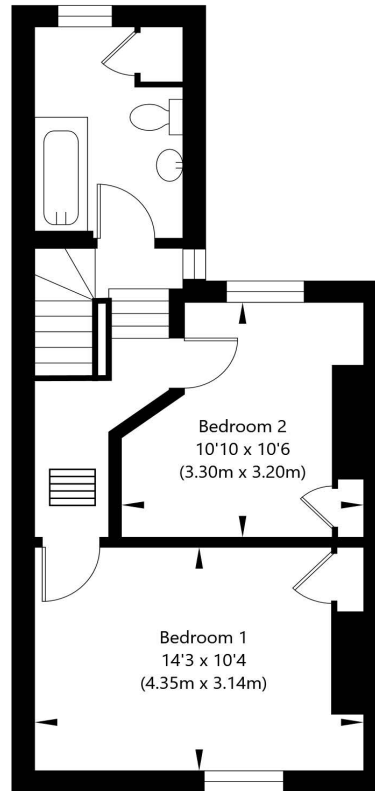
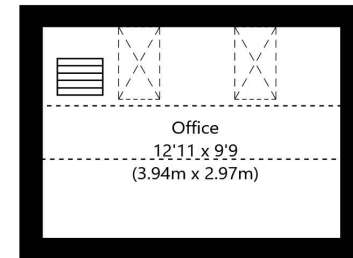


Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 387 SQ FT / 35.92 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 390 SQ FT / 36.21 SQ M



Loft



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 777 SQ FT / 72.13 SQ M - (Excluding Loft & Store)

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

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**LANCASTER  
SAMMS**

A charming two-bedroom terrace property within walking distance of both the railway station and York city centre.

Dating from the late 19th century and constructed of attractive brick under a slate roof, the layout and design of the property is very representative of many of the fine terraces built at that time on the edge of the city centre.

The property is offered in superb condition throughout, including replacement double glazed sash windows.

Arranged over two floors, the ground floor accommodation consists of an entrance hallway with solid wood flooring which continues into an open plan lounge and dining room. This tastefully decorated area is both spacious while maintaining a cosy feel and benefits from a feature log burning stove inset to an exposed brick breast, offering an attractive focal point. To the rear of the property is the kitchen with quarry tiled flooring and a series of wall and base units and sink with a breakfast bench under the window.

Stairs from the entrance hallway lead first to a half landing off which is the bathroom suite with decorative floor tiling, bath with shower over, WC and basin. The stairs then continue to the first-floor landing with two well-proportioned double bedrooms including the master bedroom spanning the width of the house. In addition, the loft is accessed via a pull-down ladder and has been boarded with eaves storage, velux windows offering natural light and so can be used as an occasional hobby space or office.

Externally is a well-maintained walled courtyard garden with brick-built store and further wood store with decked roof, designed as a raised seating area, ideal for al-fresco dining as enjoys a sunny south-west facing aspect.

In summary, a superb period property in a choice location which has been extremely well maintained and is offered in a walk-in condition.

St Pauls Terrace is situated within the popular Holgate residential area. The city centre is approximately 1/2 mile away and access further afield via the A64 and A59 is also within easy reach. The property is within close proximity of the railway station (less than 1/2 mile) with countrywide links including Leeds in approximately 20 minutes and London in under two hours. A handy footbridge is the quickest route to the station and popular York tourist attraction, the National Railway Museum. Within a few hundred yards, is the well regarded St Paul's Church of England Primary School, St Paul's Church, a shop and the Volunteers Arms Public House. In addition is the Holgate Community Garden, a play area and gardens situated at the end of Upper St Paul's Terrace as well as The Knavesmire which itself is just 1/2 a mile away.

Leaving York city via Blossom Street, at the traffic lights take the right turn into Holgate Road (A59) and continue over the iron bridge before taking the first right turn onto Watson Street. Take the left onto St Pauls Terrace and the property is approximately half way along on the left hand side.