













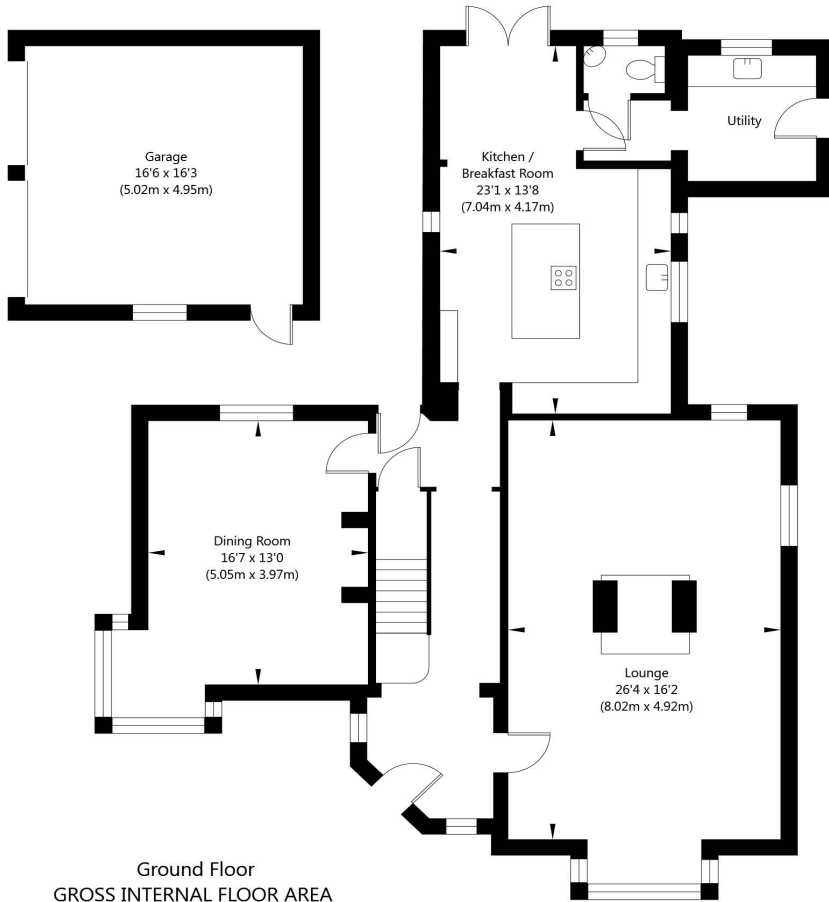




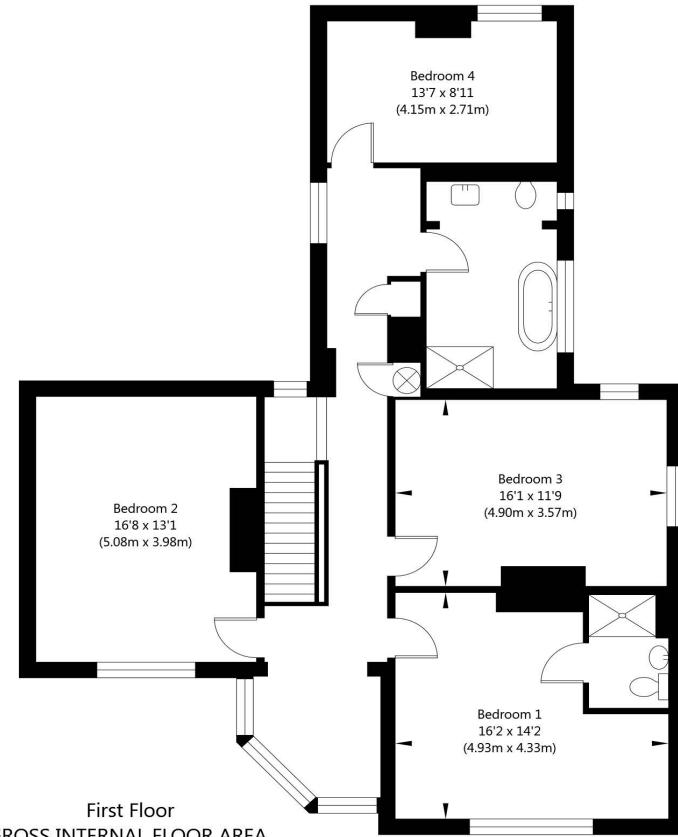




Tadcaster Road , York, YO24 1LT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1270 SQ FT / 117.95 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1165 SQ FT / 108.26 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2435 SQ FT / 226.21 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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**LANCASTER
SAMMS**

An exceptional and substantial detached Edwardian home, choicely situated in one of York's most sought after areas. The property offers generous and beautifully appointed accommodation throughout including a newly fitted kitchen with central island.

Internally the property has maintained a wealth of character features including casement windows, cornicing and picture rails. The accommodation comprises a welcoming hallway with parquet flooring leading to the principal reception rooms including a superb lounge to the front elevation which features a central log burning stove and a variety of relaxed seating areas. Off the hallway is also the breakfast kitchen and formal dining room which includes a seating area and cosy window seat.

The newly fitted kitchen includes a full range of base units and large central breakfast island with storage, complemented by quartz worktops. Integrated appliances include a full height fridge/freezer, NEFF hide and slide ovens (including microwave function and warming drawer), wine cooler and downdraft induction hob and dishwasher. The casual and bright dining area has French doors onto the patio. In addition is a useful utility room with WC, provision for washer, undercounter fridge and courtesy door to side.

To the first floor is a spacious landing with feature window to the front elevation ideal as a work from home space. The master bedroom includes a luxurious en-suite shower room with floating sink and vanity unit. In addition are large double bedrooms and a further double bedroom to the rear elevation, sharing the modern family bathroom with stand-alone bath and separate shower.

Externally to the front is ample off-street parking and further to the rear in front of the detached double garage. The garden is fortunate to enjoy both a good degree of privacy and much of the days sun and includes a raised patio and seating area, lawn, mature borders and walled boundaries.

In summary, a superb and spacious period house, which has been sympathetically remodelled and upgraded to suit modern living, whilst retaining the elegance of the era.

LOCATION

Tadcaster Road is one of the most desirable residential areas in the City and the property lies close to the large public open space of the Knavesmire, home to York's famous racecourse, offering an almost unlimited area of recreational space. The area boasts an excellent range of facilities and amenities including well regarding State and Independent schooling.

DIRECTIONS

The property is well situated for quick and easy access not only to the city centre but also to the main A64 York – Leeds dual carriageway which lies to the south, thereby making the property readily accessible to many of the main centres in the region. Within easy reach is the main line railway station from where there are frequent services to London (King's Cross), Edinburgh and Newcastle.