















NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 607 SQ FT / 56.42 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**LANCASTER  
SAMMS**

A superb two-bedroom character cottage, located just off the ever-popular East Parade in Heworth.

The property is ideal for those looking for a centrally located home, second home or for use as a holiday let.

The ground floor accommodation includes a lovely lounge that presents as an attractive space with feature fireplace and surround. The modern kitchen includes a range of fitted wall and base units and integrated appliances including a four-ring gas hob with extractor, oven and dishwasher, with additional space for a fridge/freezer. At the far end of the kitchen is the bathroom with a three-piece bathroom suite in white with attractive vanity sink and tiling. To the first floor are two double bedrooms completing the internal accommodation.

Externally is a courtyard and outbuilding, which includes power and light as well as plumbing for a washing machine.

In summary a charming period property, tucked away is in a sought after suburb within walking distance of the city centre. Offered with the convenience of vacant possession and no onward chain.

## LOCATION

Parade Court is situated just off East Parade. The area boasts an attractive mix of period homes and will particularly appeal to those looking to be in the heart of the thriving Heworth area. Close by is a wide variety of shops, boutiques and public houses. The city walls are within easy reach on foot, as are the many historic and cultural attractions of the city. York railway station is 1.5 miles South West, offering mainline travel to London in under two hours.

## DIRECTIONS

Leaving the city via Monkgate Bar continue along Monkgate and take the second exit at the roundabout onto Heworth Green. Take the first right hand turning onto Mill Lane and at the mini roundabout turn left onto East Parade. Continue past the bowling green and take the left hand turn onto Parade Court where the property is situated on the left hand side.