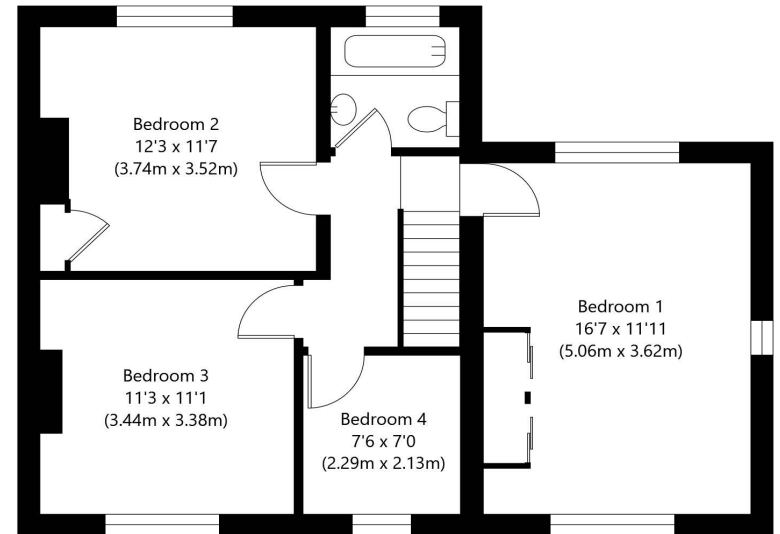


Ground Floor - (Excluding Garage & Store)  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 483 SQ FT / 44.83 SQ M



First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 644 SQ FT / 59.81 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1127 SQ FT / 104.64 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**LANCASTER  
SAMMS**

Situated in the heart of Bishopthorpe on a highly regarded cul-de-sac, this semi detached house has 4 bedrooms and is offered with the advantage of no onward chain and with vacant possession.

The property opens to the front into an entrance hallway off which are the principal reception rooms. The lounge is bay fronted with fireplace. A separate dining room also has a fireplace with ornate surround. Both rooms benefit from period picture rails providing some character. Beyond the dining room is the kitchen fitted with a series of wall and base units, sink and space for a freestanding cooker and under counter fridge. A WC off the hallway completes the ground floor space.

Stairs from the entrance hallway lead to a first floor landing and four bedrooms and a bathroom. The master bedroom is positioned above a large garage and so offers generous proportions as well as two main aspects of light to the front and rear as well as a circular window to the east elevation. The second and third bedrooms are large traditional double rooms, each with blocked fireplaces and alcoves. The fourth bedroom, as traditional to these houses is a single bedroom, well suited to a child's bedroom, nursery or home office. The bathroom consists of a bath with shower over, wash basin and WC.

Externally the property is set back behind a dwarf wall with gate, front garden with shrubs and a driveway leading to a large integral garage with roller door. To the rear is a wonderful mature garden with plants hedges and shrubs, mainly laid to lawn. There are fabulous open views over sports fields.

In summary, a superbly located property with great potential to be modernised to further improve an already lovely family home.

#### LOCATION

Coda Avenue lies close to the heart of Bishopthorpe, itself a highly regarded village on the southern edge of York where there is a wide range of local facilities to include a variety of shops, public houses, doctor's surgery, dentist's surgery, a library, sports club, church and a well-regarded infant and primary school. Notably, Bishopthorpe also has a frequent bus route. The village is within the catchment area for well-regarded secondary schooling and is also readily accessible to a number of independent schools in the city.

The property is also well situated for quick and easy access to the city centre and all the facilities that lie therein to include the main line station from where there are regular services to London (King's Cross) with trains running about every half an hour. The renowned York Racecourse is only a short distance away at the well-known public open space of The Knavesmire. In addition, Bishopthorpe is home to Bishopthorpe Palace, the residence of the Archbishop of York.

#### DIRECTIONS

Approaching the village from Bishopthorpe Road, take the left turn onto Acaster Lane and then the second left turn onto Myrtle Avenue. The property is then situated on the left-hand side.