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LANCASTER SAMMS

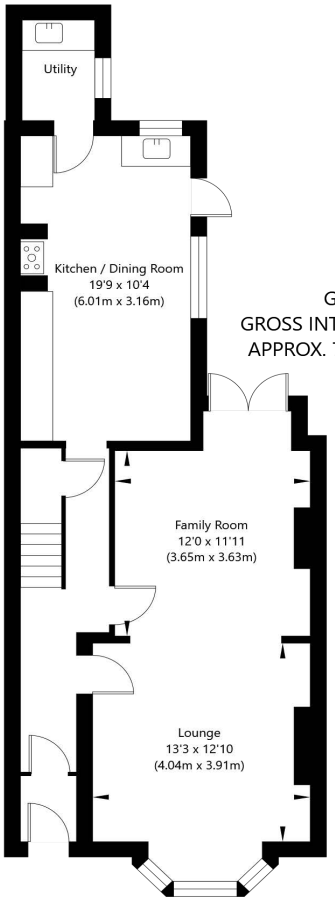
ST OLAVES ROAD, BOOTHAM, YORK

LIVERPOOL
OVERHEAD
RAILWAY
A ROUND TRIP
UNRIVALLED VIEWS
DOCKLAND
SHIPPING
1814

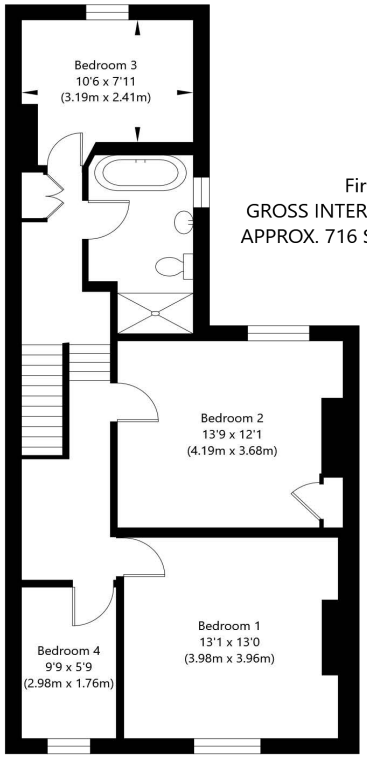
THE BARBICAN

SILVERDALE

St Olaves Road, York, YO30 7AL



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 721 SQ FT / 67 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 716 SQ FT / 66.53 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1437 SQ FT / 133.53 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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An immaculately presented four-bedroom, bay fronted Victorian town house offering a superb blend of charming period features and modern finishes, in a choice location just off Bootham.

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

Internally, there are a great number of period architectural features that include ornate fireplaces, molded plasterwork, ceiling roses, cornices and arches and door-cases with architraves.

The accommodation opens to an entrance vestibule and into a hallway with decorative mosaic tiled flooring leading to the principal reception rooms. To the front of the house is a bay fronted sitting room sash windows above panelled skirting, stripped wood floor and cast iron fireplace with ornate tiling.

The front sitting room has been opened into the traditional dining room which now presents as a continuation of the living space / family room. There is a second fireplace and contemporary French doors onto the garden.

Continuing off the hallway is the kitchen with quarry tiled floor, fitted with a range of quality wall and base units with Belfast sink and space dedicated for a Range Cooker as well as ample space for an American Style Fridge/ Freezer. Beyond the kitchen is a handy utility room with secondary sink, provisions for appliances and a WC.

Stairs from the entrance hallway lead to a first-floor landing and four bedrooms. Bedrooms one, two and three are all excellent size double rooms whilst the fourth bedroom would make an ideal home office or single bedroom/nursery.

The impressive house bathroom is spacious with free standing roll top bath, separate walk in shower, sink and WC. Though recently fitted, the current owners have honoured the period style of the home and the room is complemented by an original sash window with leaded panes with stained and frosted glass. The loft space has been boarded making for easier storage and could be converted into further living accommodation with many having done so on the street.

Externally to the front is a forecourt with dwarf wall and cast-iron railings and gate to the side. To the rear is a walled courtyard garden which is larger than typically expected in the area, mainly laid to lawn with tree/shrub boarders and sandstone paved patio area, perfect for al-fresco dining.

In summary, a stunning and spacious period home in a sought-after location, carefully balancing the contemporary with original features.

LOCATION

St Olaves Road is a peaceful side road in the highly desirable Bootham area North West of York city centre. Residents can enjoy charming walks into the city centre via Bootham, through the museum gardens or the attractive riverside walks. The area boasts a wide range of handy local amenities as well as state and independent schools and is served by a frequent bus service. The outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield. The Railway Station is handily located just over Scarborough Bridge, reachable on foot in just a few minutes.

DIRECTIONS

At the inner ring road at Bootham Bar, leave York city centre via Bootham and take the sixth right turn (after The Churchill Hotel). Continue to the end of the road where it will bend around to the right. Number 54 is on the right hand side.