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APPROXIMATE GROSS INTERNAL FLOOR AREA 1564 SQ FT / 145.28 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**01904 500455**

info@lancastersamms.co.uk

www.lancastersamms.co.uk

**LANCASTER  
SAMMS**

A charming four-bedroom period town house in one of Bootham's most favoured side streets, close to the city centre.

The layout and design of the property is very representative of many of the fine terraced houses built on the edge of the city centre and provides quite exceptional accommodation.

Internally, there are a great number of period architectural features that include fireplaces, moulded plasterwork, cornices and arches, door-cases with architraves and deep skirting boards to many of the rooms. The sash windows have been thoughtfully replaced with UPVC double glazed sashes, offering the modern convenience of energy efficient windows while keeping the style that best suits the house. These have also been complemented by fitted shutter blinds which are both stylish and practical.

The accommodation includes an entrance hallway leading to the principle reception rooms, comprising bay fronted lounge with feature fireplace. The lounge has been opened up to the dining room to maximise both living space and natural light that flows from front to back.

The extended kitchen is fitted with a range of base units and includes space for a range cooker or AGA. There is ample space for a breakfast table and chairs and rear door accessing the courtyard. The under stairs cupboard has been thoughtfully converted into a WC completing the ground floor accommodation.

The four double bedrooms are arranged over two floors and include a room to the front spanning the entire width of the house. This room has been utilised by the current vendor as a formal drawing room.

A further bedroom and the family bathroom, with separate bath and walk in shower, and additional separate WC are also situated on the first floor. The remaining two bedrooms are both good sizes and are on the second floor.

Externally is a small forecourt to the front and a lovely courtyard to the rear with patio seating area.

In summary, 34 Queen Annes Road offers an opportunity to purchase an attractive period property situated in one of Boothams most popular side streets.

#### LOCATION

Queen Annes Road is a peaceful side road in the highly desirable Bootham area just a half a mile North West of York city centre. Residents can enjoy charming walks into the city centre via Bootham or use 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 mainline railway station is within walking distance and the outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield.

#### DIRECTIONS

At the inner ring road at Bootham Bar, leave York city centre via Bootham and take the fourth left hand turning into Queen Annes Road. The property is then situated about halfway along on the left-hand side.