















Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1061 SQ FT / 98.6 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1061 SQ FT / 98.6 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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**LANCASTER
SAMMS**

A ground floor apartment forming the flagship of a grand period conversion, peacefully tucked away in one on York's most desirable addresses.

The property is offered with the advantage of vacant possession and no onward chain and would benefit from some updating whilst still offering exceptional accommodation.

The property opens to a communal hallway off which is the entry into the apartment itself. The ground floor apartment opens to an entrance hallway off with a WC/Cloakroom immediately to the left as you walk in.

To the front elevation is the lounge with large bay-front window filling the room in natural light, with views across to the tree lined Knavesmire. The room has great floor space but also magnificent ceiling height creating a light and airy feel. There are a number of original/period architectural features including the feature fireplace, picture rails, cornicing and an impressive decorative arch. The room is presented as a lounge but has ample space for a dining table also.

The kitchen has a full complement of built in appliances with cream units and contrasting black granite work surfaces. There is ample space for a breakfast table and direct access to a private courtyard garden ideal for al-fresco dining, a highly sought after feature in apartment living.

There are two well-proportioned double bedrooms, each with en-suite shower rooms, the larger of the bedrooms also having built in storage and another beautiful large period window.

In addition, the property benefits from a dedicated parking space to the front of the building as well as an additional shared guest space for the development.

In summary, an imposing and well-appointed apartment in a sought-after location, with easy access to York city centre, the mainline train station and the A64.

LOCATION

Tadcaster Road is considered to be one of the most desirable residential areas in the City and the property lies immediately opposite the large public open space of the Knavesmire, home to York's famous racecourse and which itself offers an almost unlimited area of recreational space. Indeed it is one of the principal attractions of the property that this unspoilt area in the heart of York lies close by. 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 about 1.75 miles away 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.

DIRECTIONS

Leaving York along Tadcaster Road, the property is situated on the right-hand side shortly after the attractive green space of Little Hob Moor and directly opposite the Knavesmire/Racecourse.