



25 Castle Hill, Lancaster, LA1 1YN

25, Castle Hill, Lancaster

## The property at a glance 4 2 2

- End Terraced Property
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Fitted Kitchen
- Enclosed Rear Garden
- Garage & Outbuildings
- Freehold
- Council Tax Band: E
- EPC Rating: TBC

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**£450,000**

# Get to know the property



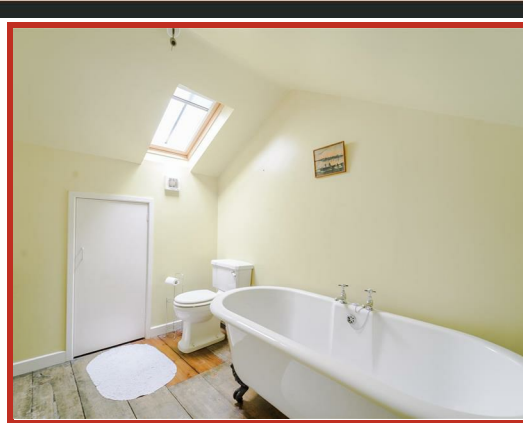
## A CHARMING GRADE II LISTED FOUR BEDROOM FAMILY HOME IN THE CENTRE OF LANCASTER

Nestled in the picturesque Castle Hill of Lancaster, this charming end-terrace house is a hidden gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and two bathrooms, this deceptively spacious family home offers ample space for comfortable living spread across three inviting floors. This family home benefits from a single detached garage to the rear of the property which is accessed via the lane to the side of the property. There are also two outbuildings in the rear garden, one of which is an outside toilet and the other is used as a garden shed. A cellar extends from the front to the back of the property.

From the moment you step inside, you'll be captivated by the character and charm that oozes from every corner of this delightful property. The well-maintained garden to the rear provides a tranquil retreat where you can unwind and enjoy the outdoors in the heart of this central location. The property is conveniently located for access on foot to the city centre, to local shops and to the railway and bus stations, as well as having the castle right on your doorstep, this property has everything you could need and more!

Whether you're looking for a cozy spot to relax with loved ones or a peaceful sanctuary to escape the hustle and bustle of everyday life, this property offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this enchanting house your new home in the historic surroundings of Castle Hill, Lancaster.





## Ground Floor

### Vestibule

1.14m x 0.99m (3'9" x 3'3")

Hardwood entrance door, coving, solid suspended timber flooring and hardwood door to hall.

### Hall

6.71m x 1.73m (22' x 5'8")

Central heating radiator, coving, ceiling rose, timber flooring, stairs to first floor and doors to two reception rooms, kitchen and utility room. Access to cellar.

### Reception Room One

7.47m x 2.92m (24'6" x 9'7")

Two hardwood double glazed windows, two central heating radiators, coving, TV point, picture rail, two ceiling roses and open fireplace with decorative surround. Lovely views towards the Castle and to the rear garden.

### Dining Room/Reception Room Two

4.65m x 2.77m (15'3" x 9'1")

Hardwood double glazed window with views towards Lancaster Castle, two central heating radiators, coving, picture rail and solid suspended timber flooring.

### Kitchen

2.72m x 2.06m (8'11" x 6'9")

Hardwood double glazed window, gloss wall and base units, laminate worktops, single oven, four burner gas hob, tiled splash back, extractor fan, stainless steel sink with draining board and mixer tap, integrated dishwasher, integrated fridge freezer, part tiled elevation and tiled flooring.

### Utility Room

2.24m x 2.03m (7'4" x 6'8")

Three hardwood double glazed windows, electric radiator, wall mounted sink, plumbed for washing machine, part tiled elevations, tiled flooring and hardwood door to rear.

## First Floor

### Landing

Hardwood double glazed window with far-reaching views eastwards over the city of Lancaster, stairs to second floor and doors to three bedrooms and shower room.

### Bedroom One

4.39m x 3.53m (14'5" x 11'7")

Two hardwood double glazed windows, two central heating radiators, coving and picture rail.

### Bedroom Two

3.99m x 2.92m (13'1" x 9'7")

Hardwood double glazed window, central heating radiator, picture rail and storage.

### Bedroom Three

4.57m x 2.51m (15' x 8'3")

Hardwood double glazed window, central heating radiator and picture rail.

### Shower Room

2.82m x 2.08m (9'3" x 6'10")

Hardwood double glazed window, central heating radiator, dual flush WC, vanity topped wash basin, direct feed shower, part tiled elevation and tiled flooring.

## Second Floor

### Landing

Door to bedroom four.

### Bedroom Four

4.67m x 3.51m (15'4" x 11'6")

Two hardwood Velux windows, eaves storage, timber flooring, and door to en suite.

### En Suite

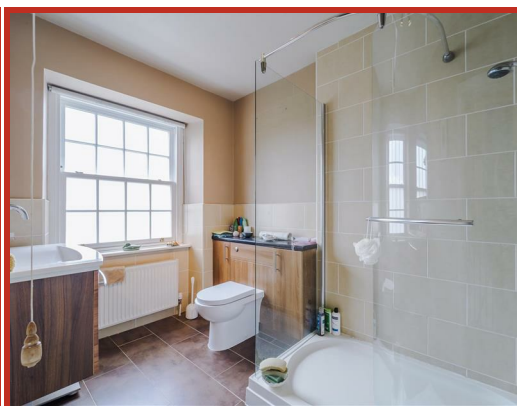
3.53m x 2.06m (11'7" x 6'9")

Hardwood Velux window, central heating towel rail, low level WC, wall mounted wash basin, freestanding double bath, eaves storage and timber flooring.

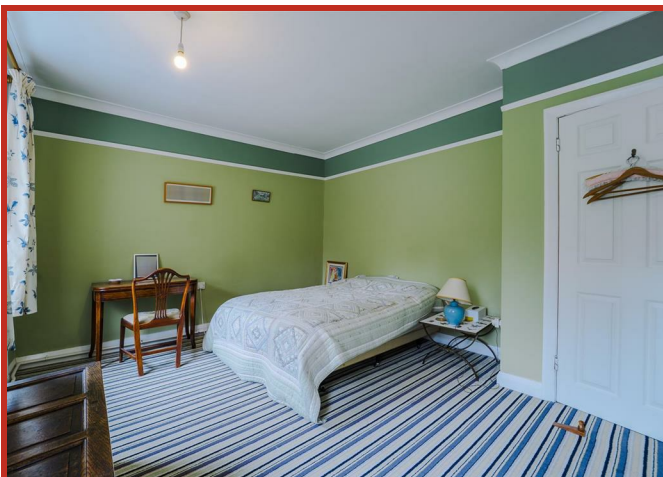
## External

### Rear

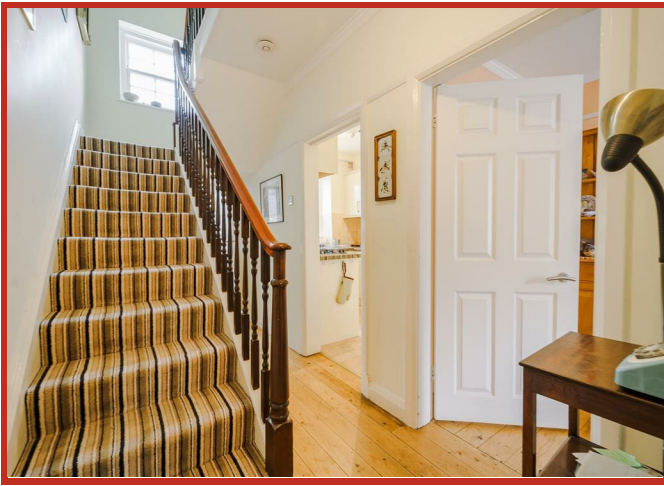
Enclosed flagged patio, outdoor tap, bedding areas and two useful outbuildings. Large single garage to the rear of the property.



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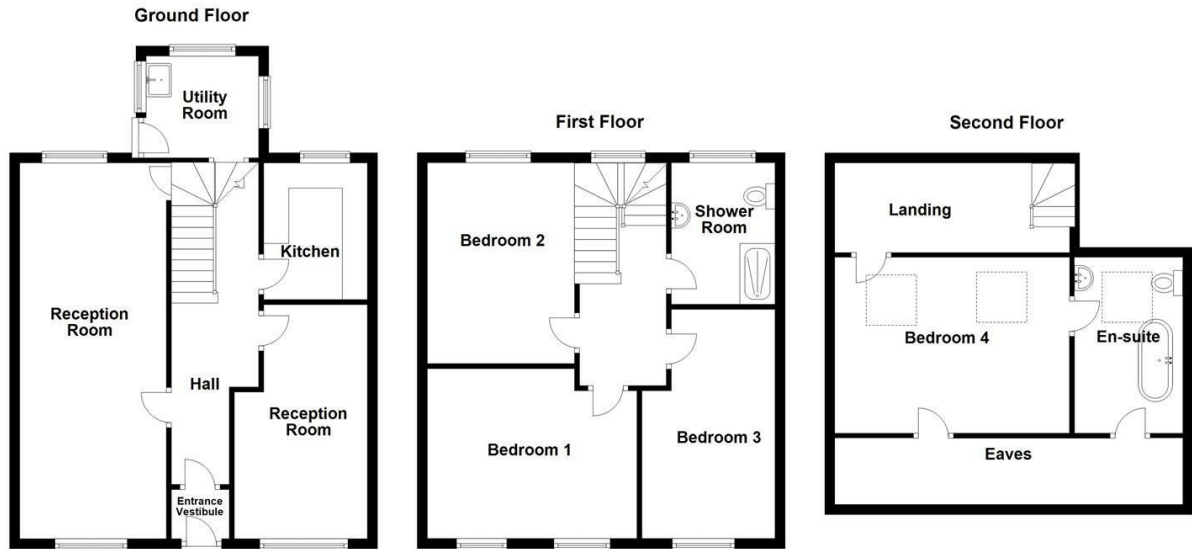
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# Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanIt



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02 plus) <b>A</b>		
(11-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	