

LANCASTER  
SAMMS

21 Feversham Crescent, York

York

£575,000





A handsome and substantial period townhouse offering well-appointed accommodation throughout, choicely located on a popular side street close to the city centre.

The layout and design is representative of the many of the fine period town houses built on the peripheries of the city, providing flexible and extensive accommodation. The property has been extremely well cared for and has retained a wealth of character features, arranged over three floors.

On the ground floor the entrance hallway with stained glass and original tiling leads to the elegant principal reception rooms, including the bay fronted lounge and dining room both with fireplaces, coving and picture rails.

The kitchen is fitted with a range of modern wall and base units with worksurfaces over including an inset sink with drainer. Integrated appliances include a double oven/grill, gas hob over with concealed extractor. There is a further breakfast room beyond with cupboard housing boiler. Also is a courtesy door from the kitchen to the courtyard.

To the first floor is the generous master bedroom with dual windows and fitted cupboards. To the rear elevation is a further double bedroom with cupboards, separate WC and house bathroom with bath, separate shower, sink and WC.



To the second floor are two further double bedrooms with dual Velux skylights to the rear and dormer window to the front.

Externally to the front the property is set back behind a forecourt with dwarf wall and iron railings and gate. To the rear is an enclosed southwesterly walled courtyard, mainly paved, with well stocked mature borders, large store, and gated access to the rear alley.

In summary, an elegant and well-maintained period home, fortunate to have retained so many features. With on street permit parking.

**LOCATION** - For those for whom location is crucial, the property is ideally situated to enjoy and explore the many cultural and historic attractions of York city centre. Yorks mainline train station, District Hospital and York St Johns University are all also within walking distance. Nearby Clifton Moor retail park offers further amenities including supermarkets and cinema, and the outer ring road (A1237) is just minutes away by vehicle.

**DIRECTIONS** - Leaving the centre from Bootham Bar, take an immediate right hand turning onto Gillygate. Continue along Gillygate taking the left hand lane at the traffic lights as the road becomes Clarence Street. At the next traffic lights take the left hand lane along Wigginton Road and continue passing York District Hospital. Feversham Crescent is the next left hand turning and the property can be found on the left-hand side.

EPC Rating - D









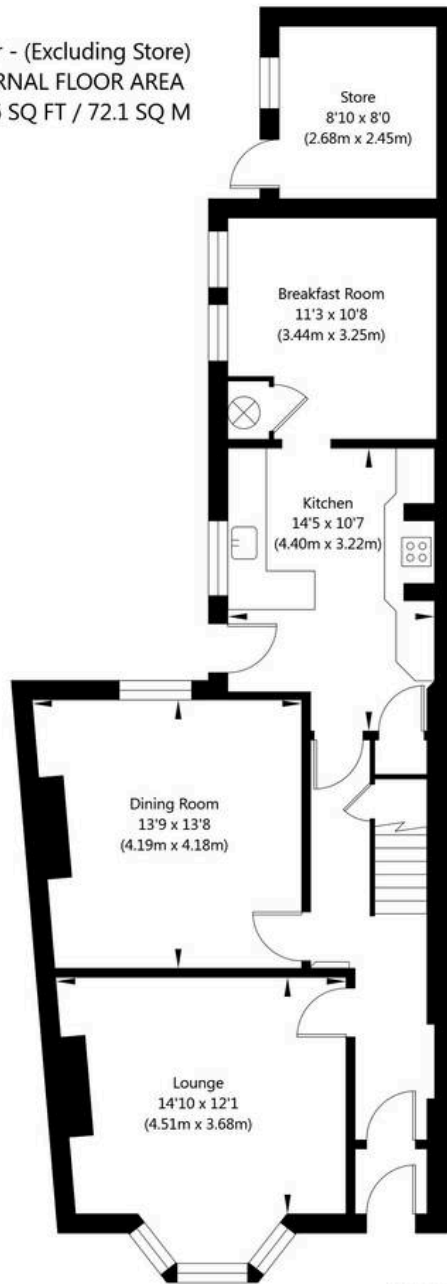




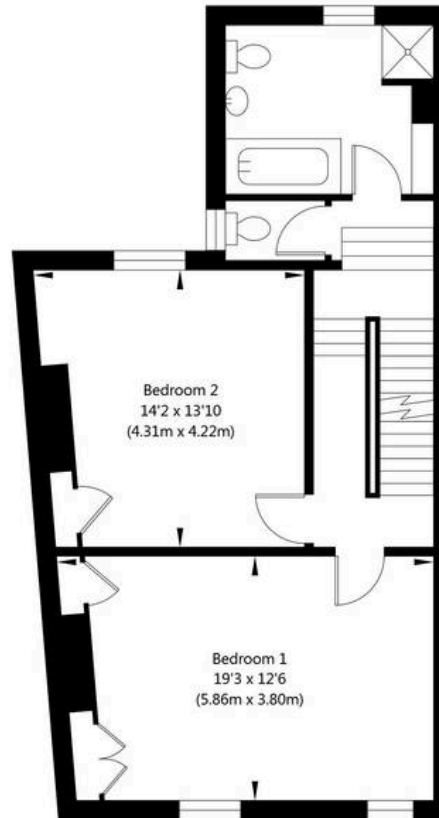




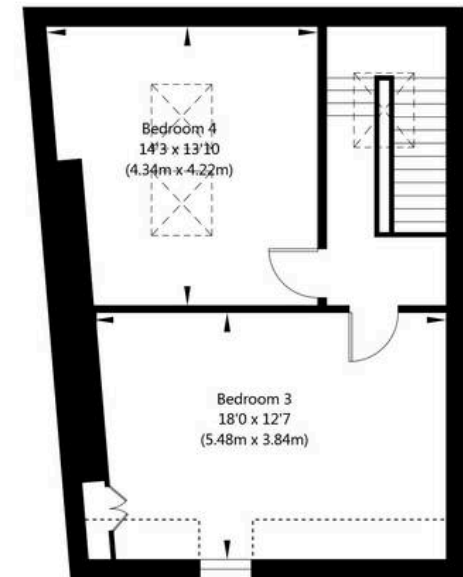
Ground Floor - (Excluding Store)  
GROSS INTERNAL FLOOR AREA  
APPROX. 776 SQ FT / 72.1 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 657 SQ FT / 60.99 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 526 SQ FT / 48.9 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1959 SQ FT / 181.99 SQ M - (Excluding Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Lancaster Samms

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