

LANCASTER  
SAMMS

58 Knavesmire Crescent, York

York

£485,000



**A superbly presented Victorian townhouse in the popular Southbank area of York. Situated between Tadcaster Road and Bishopthorpe Road, the property is ideally positioned for nearby amenities, as well as being walking distance to the city centre and train station.** This three bedroom house is offered in an immaculate condition with great attention to detail and design, maintaining a wealth of period features whilst being extended to create a more open living space.

The property opens to a small entrance vestibule and then into the hallway with original tiled floor with the lounge positioned at the front of the house, centred on a gas stove with bespoke cabinets built into the alcoves. The attractive bay front with replacement double glazed sash windows, looks out onto the Little Knavesmire Green with views beyond onto the Knavesmire.

Also from the hallway is access to the now open plan kitchen / living / dining room which has benefitted from a side return extension with natural light from Velux windows and French Doors to the rear courtyard. There is a space ideal for use as a second family sitting room with cast iron fireplace.

The kitchen itself boasts a combination of wall, base and full height units complemented by Quartz work tops, central island with cut in sink, integrated eye level oven/grill and microwave, gas hob with extractor, fridge and freezer and dishwasher.

Beyond the kitchen is a small utility area with space for washing machine and dryer, beyond which is a WC completing the ground floor accommodation.

Stairs from the entrance hallway lead to a first floor landing with two bedrooms and the family bathroom. The Master Bedroom is situated to the front elevation to best enjoy the views of the Knavesmire and spans the width of the house offering therefore very generous proportions.

The second bedroom is also a comfortable double bedroom. The bathroom is spacious and has both a freestanding bath as well as walk in tiled shower, toilet and wash basin, with underfloor heating, all completed to a high standard in a style sympathetic to the period.

Further stairs lead to the third double bedroom with Velux windows.

Externally to the front of the property is a forecourt with dwarf wall and gate. To the rear is a private walled courtyard with large storage shed and door onto a rear alleyway.

In summary, an immaculate extended period home, with attractive front aspect and open plan living, in a superb location.

Council Tax band: D

Tenure: Freehold



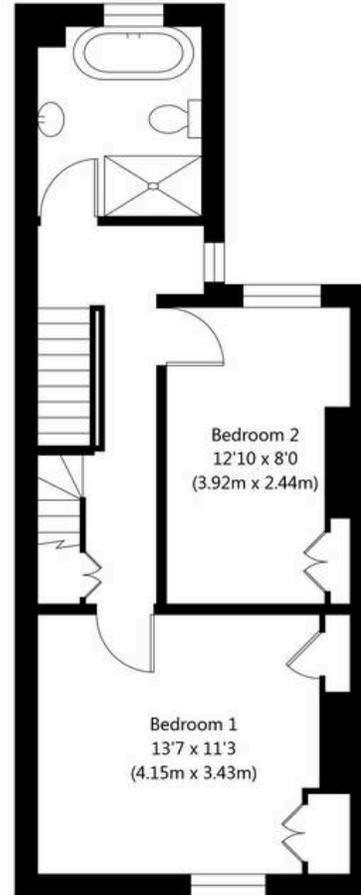




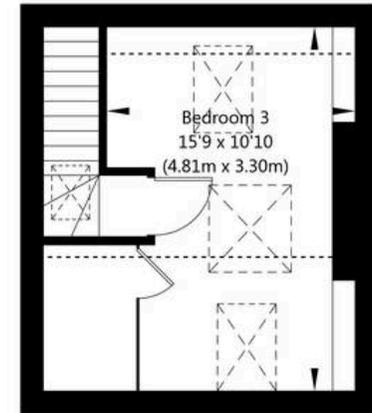




Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 540 SQ FT / 50.16 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 422 SQ FT / 39.2 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 214 SQ FT / 19.91 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1176 SQ FT / 109.27 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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