

LANCASTER  
SAMMS



27 Railway Terrace, YORK

York

£325,000



**A charming two bedroom terrace property within walking distance of both the railway station and York city centre. The property is offered in superb condition throughout and is vacant with no onward chain.**

Arranged over two floors, the ground floor accommodation consists of an entrance hallway leading to the open plan lounge and dining room. This tastefully decorated area is both spacious while maintaining a cosy feel including a feature fireplace.

To the rear of the property is a fantastic kitchen with a series of wall and base units with built in appliances including an electric oven, gas hob and Belfast style sink. Beyond the kitchen is an adjoining utility room with provisions for appliances and a modern shower room.

To the first floor are two well-proportioned double bedrooms with built in storage and a stylish fully tiled house bathroom with heated towel rail.

Externally is a well maintained courtyard garden with brick built store and gated access.

In summary, a superb period property in a choice location which has been extremely well maintained, with some lovely features including column radiators. From the first floor are charming views over York Railway Station which is undergoing a remarkable transformation and is one the UK largest city centre regeneration schemes.

## LOCATION

Railway Terrace is situated within the popular Holgate residential area close to York Knavesmire and Hob Moor. The city centre is approximately 1 mile away and access further afield via the A64 and A59 is also within easy reach. As the name suggests the property is within close proximity of the railway station with countrywide links including Leeds in approximately 20 minutes and London in under two hours. A handy footbridge is the quickest route to the station and popular York tourist attraction, the National Railway Museum. In addition, within a few hundred yards, is the well regarded St Paul's Church of England Primary School, St Paul's Church, a Premier convenience shop and the Volunteers Arms Public House.

## DIRECTIONS

Leaving York city via Blossom Street, at the traffic lights take the right turn into Holgate Road (A59) and continue over the iron bridge before taking the first right turn onto Watson Street. Continue as the road bends to the left where the road becomes Railway Terrace and the property is towards the end on the left hand side. Council

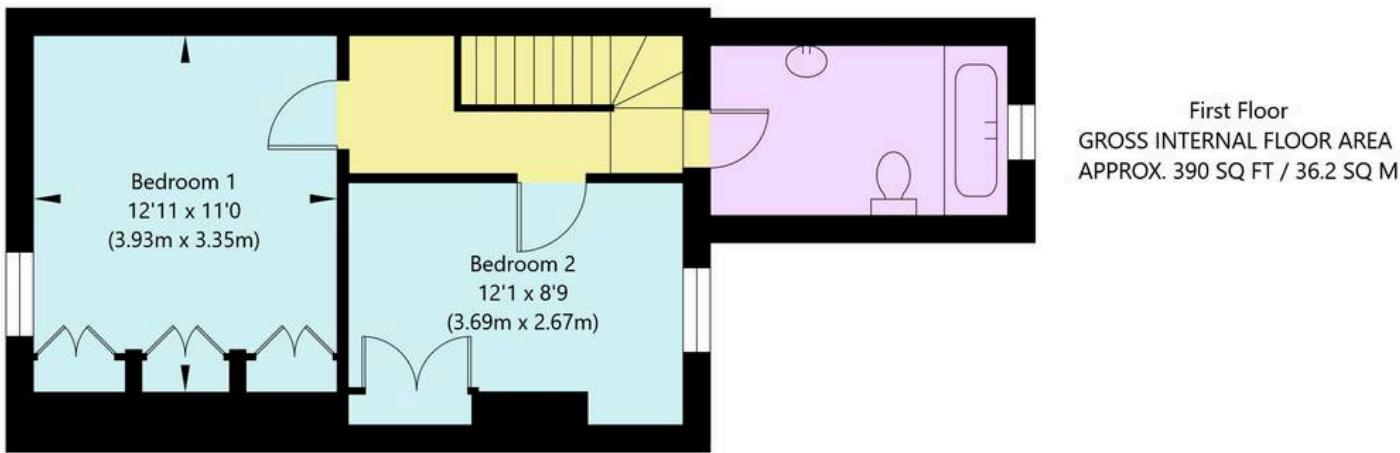
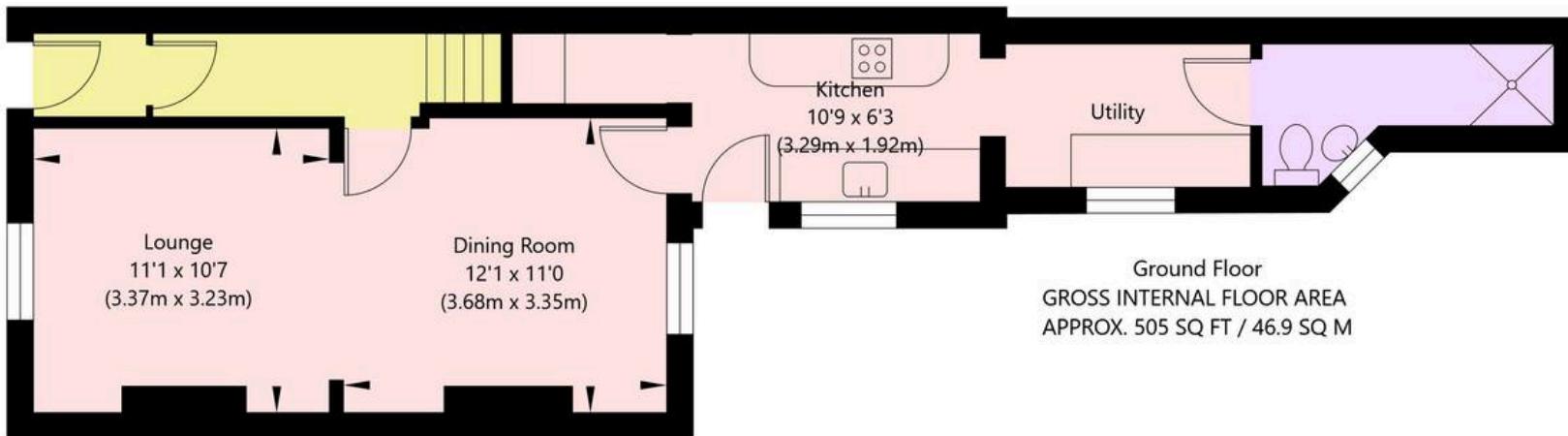
Council Tax band: B

Tenure: Freehold









NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 895 SQ FT / 83.1 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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