

LANCASTER
SAMMS

1 Cottage Mews Burnholme Drive, York

York

Guide Price £415,000



Lancaster Samms is delighted to bring to the market this charming, unique three bedroomed mews property. Part of a stable block conversion by reputable, local builders, Hogg, this property was converted for Mr Hogg himself in the 1970's. It has the added benefit of two off street parking spaces, a garage and EV charger.

On entering the property via a vestibule, the good size lounge at the front elevation is of generous proportions and has a Morso gas stove and stunning white shutters at the windows. Beyond here is the dining kitchen with cottage style wall and base units with wooden worktops over. Integrated appliances include electric oven, gas hob, dishwasher and space for a fridge freezer. There is ample space for a large dining table & chairs and there are patio doors that lead onto the courtyard seating area. Completing the downstairs accommodation is a useful utility room with provision for a washing machine, ample storage and hand basin.

Stairs lead to the first floor landing with two well-proportioned double bedrooms, one with en suite WC & basin, and another with access onto a beautiful balcony. A third single bedroom and family shower room with modern suite complete the first floor accommodation.

Externally to the front of the property is a lawned garden with well stocked borders. The property has off street parking for two vehicles, a garage and EV charger. 4 kw solar panels to the roof provide significant electricity generation.

LOCATION

Superbly located in the sought-after area of Heworth which offers a range of independent shops and amenities. The shopping parks of Monks Cross and Vangarde are also within easy reach. The property falls within the catchment for highly regarded primary and secondary schools of Hempland and Archbishop Holgates.

DIRECTIONS

Leaving the city centre on Monkgate, continue straight ahead over the roundabout and up to the Heworth / Stockton Lane roundabout. Take the third exit onto Heworth Road and at the traffic lights bear left onto Heworth Village. At the T Junction, turn right onto Burnholme Drive, where the Cottage Mews development is located on your left hand side.

COUNCIL TAX

City of York Council Tax - Band D- £2158.93 for 2025/2026

EPC Rating: C





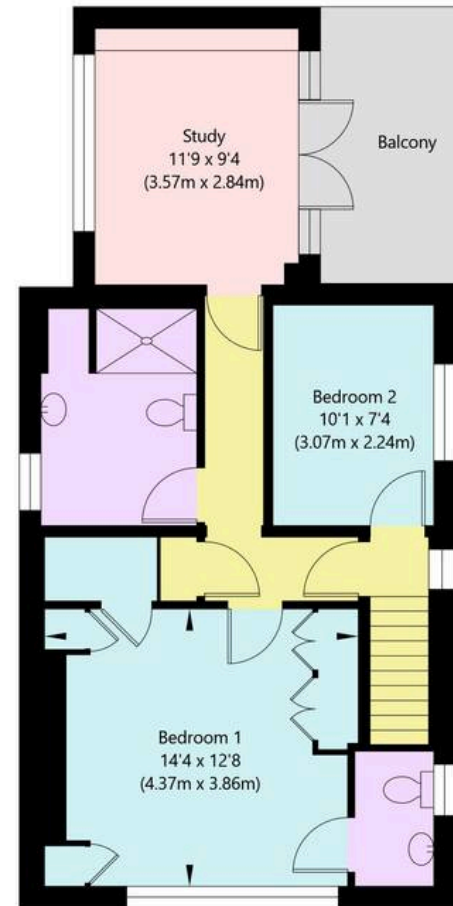




Cottage Mews, Burnholme Drive, York, YO31 0LE



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 617 SQ FT / 57.3 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 589 SQ FT / 54.68 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1206 SQ FT / 111.98 SQ M

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

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