

LANCASTER
SAMMS

61 Heslington Lane, York

York



A fine Edwardian townhouse sat within an exclusive gated development in the popular Heslington Lane conservation area.

Arranged over three floors, this four bedroom property opens up into an entrance hallway which is bathed in natural light and leads to all the principal living accommodation. To the front elevation is a separate sitting room with feature fireplace and surround, and two large windows overlooking the beautifully maintained gardens. Located at the rear of the ground floor is a large family room plus kitchen/diner with bi-fold doors leading to a walled terrace and garden beyond. The kitchen offers fully fitted wall and base units, eye level oven with separate hob and extractor over. A downstairs cloakroom/WC completes the ground floor accommodation.

The first floor offers three bedrooms and a three piece house bathroom at the rear, with master bedroom and ensuite bathroom to the front. A hardwood balcony with double french doors from the Master bedroom offers a true unique selling point of this property, with its south facing orientation offering a perfect opportunity to watch the world go by. A further bedroom is located on the second floor along with ensuite shower room and eaves storage. Views of York Minster can also be seen from the Velux windows during the winter months.



Externally is a manageable rear garden, mainly laid to lawn with mature borders, shrubbery and patio areas. Gated access leads to the garage en-bloc. Beyond is a charming green open aspect with mature trees.

Access to the property is through secure electronic wrought iron gates with a gravelled driveway leading to allocated off-street parking. In addition is a substantial garage with up and over door, power and light.

The property offers quite a unique opportunity to purchase a stunning part of a remarkable period property which offers versatile and spacious accommodation.

TENURE: Freehold.

COUNCIL TAX: City of York Council Band E

AGENTS NOTE

We have been informed the property is freehold with some annual communal maintenance agreed directly with the other residents. This includes maintenance of the communal garden and parking areas. Further detail should be requested by your legal advisor.

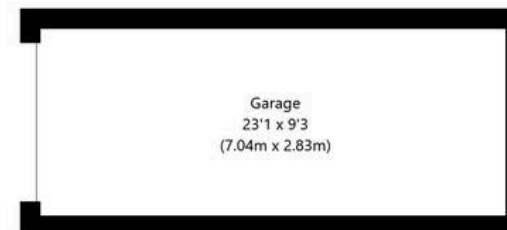
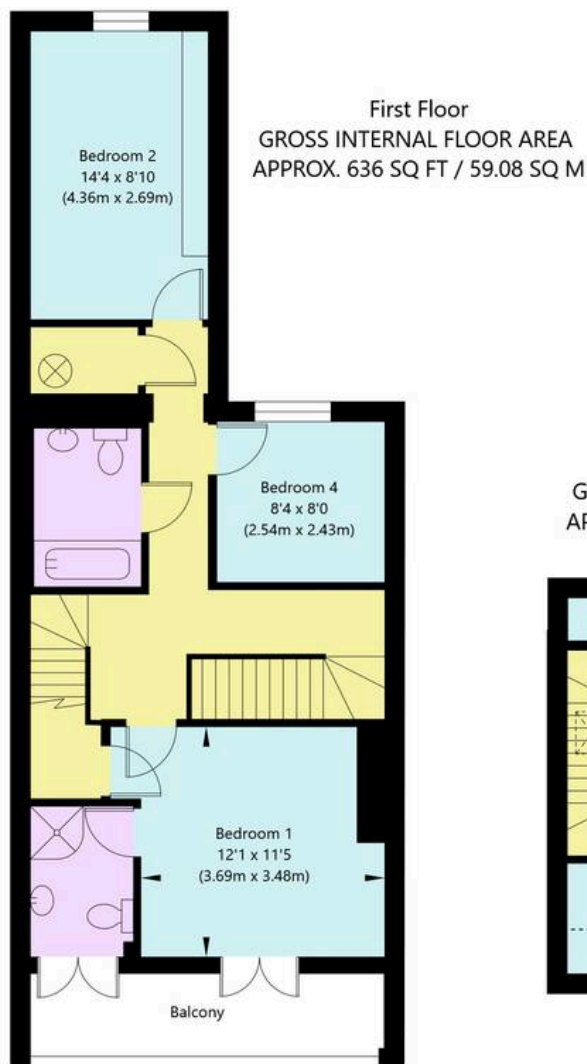
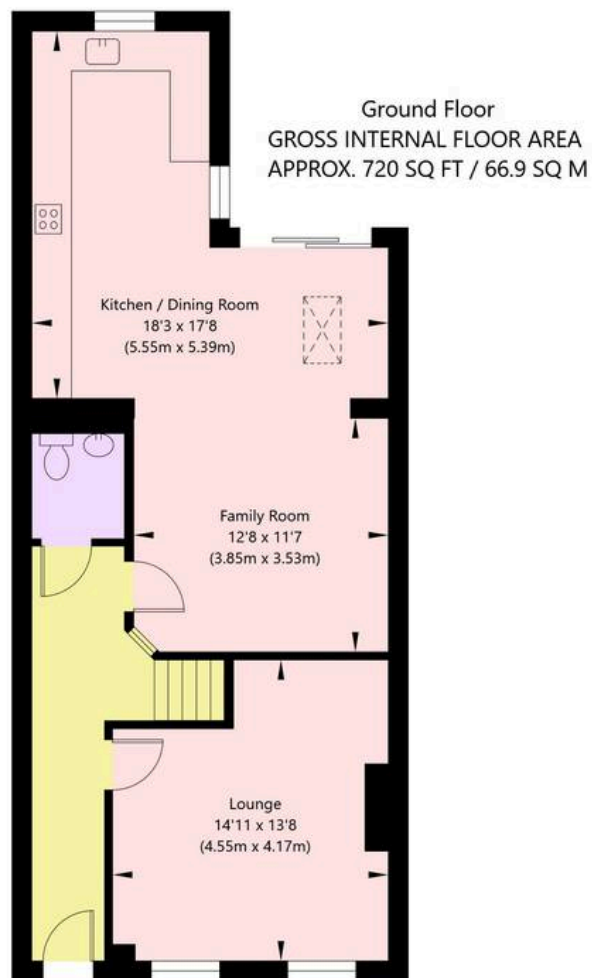








Heslington Lane , York, YO10 4HN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1672 SQ FT / 155.3 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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