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38 Queen Annes Road, York

York

£630,000





A fantastic opportunity to secure a large four bedroom period townhouse on one of York's most favoured side streets. Queen Anne's Road is located just off Bootham, close to the city centre with convenient access across Scarborough Bridge direct into York Station.

The layout and sympathetic design of this property reflects modern living, while maintaining the period features throughout including fireplaces and surround, cornicing, high ceilings and deep skirting boards. Upon entering the property via a porch, the entrance hallway leads to the principal reception rooms. The lounge is full of character, with plantation shutters on the windows, log burning stove plus built in shelves within the alcoves. This room has also been opened up into the dining room, to maximise living space and allow the rooms to be bathed in natural light from front to back.

Further off the hallway is a beautiful kitchen, with sash windows and original in built cupboards. There are also a range of wall and base units, Belfast sink and space for a large range cooker or AGA. This area flows into the extension, which is ideal as an additional dining or seating area. Large patio doors also open up onto a stone paved patio.

The four double bedrooms are arranged over two floors, and include a room to the front spanning the entire width of the house, currently utilised as a drawing room. A further bedroom, house bathroom and additional separate WC complete the first floor accommodation. The stylish bathroom boasts free standing bath, separate walk in shower and twin sinks. The remaining two double bedrooms are located on the second floor.

Externally is a small forecourt to the front and lovely courtyard to the rear with patio seating. There is also a separate store, handy for further storage.

In summary, a fine period home on a peaceful side street, offering good quality of life situated close to York city centre.

LOCATION

Queen Annes Road is a peaceful side road in the highly desirable Bootham area just a half a mile North West of York city centre. Residents can enjoy charming walks into the city centre via Bootham or use the attractive riverside walks. The area boasts a wide range of handy local amenities as well as state and independent schools and is served by a frequent bus service. The mainline railway station is within walking distance and the outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield.

EPC Rating: E









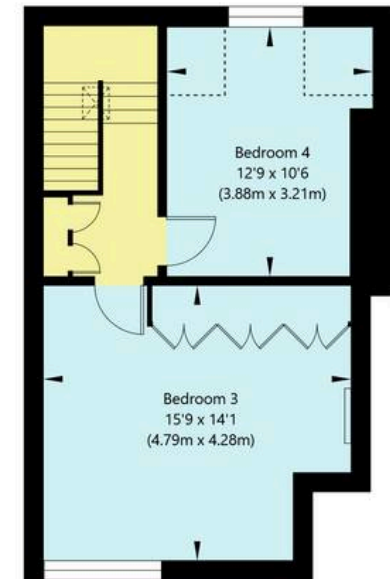
Queen Annes Road, York, YO30 7AA



Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 641 SQ FT / 59.59 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 589 SQ FT / 54.72 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 429 SQ FT / 39.88 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1659 SQ FT / 154.19 SQ M - (Excluding Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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