

LANCASTER
SAMMS

84 Heworth Green, York

York

£465,000



A spacious two/three bedroom mid terraced property with extensive garden and garage, less than a mile from York city centre. The property is well cared however would benefit from modernisation with the option also to extend. The property opens into a hallway with under stairs storage off which is the lounge with front bow window. The hallway also leads to an L shaped dining room with patio doors to the rear. Off the dining room is a galley style kitchen with an additional room at the back which would make an ideal utility room subject to provisions. There is also a door from the kitchen to the rear garden.

Stairs from the entrance hallway lead to a first floor landing with two double bedrooms. The larger of the two bedrooms is at the front and has a bow window and built in storage. The second bedroom is also a double room with storage. Also on the first floor is a bathroom. Stairs then lead to a second floor landing with study and further eves storage space.

Externally, the property is set back nicely from the road where there is road side parking options. The front is low maintenance with chippings and some small but established plants and footpath to the front door. To the rear is an extensive garden which is primarily paved for ease of maintenance with well stocked borders. There is also a tandem length garage accessed to the rear side off Eastern Terrace.

In summary, a well cared for home with the potential to further modernise or extend, with large garden, garage and within walking distance of the city centre.

LOCATION

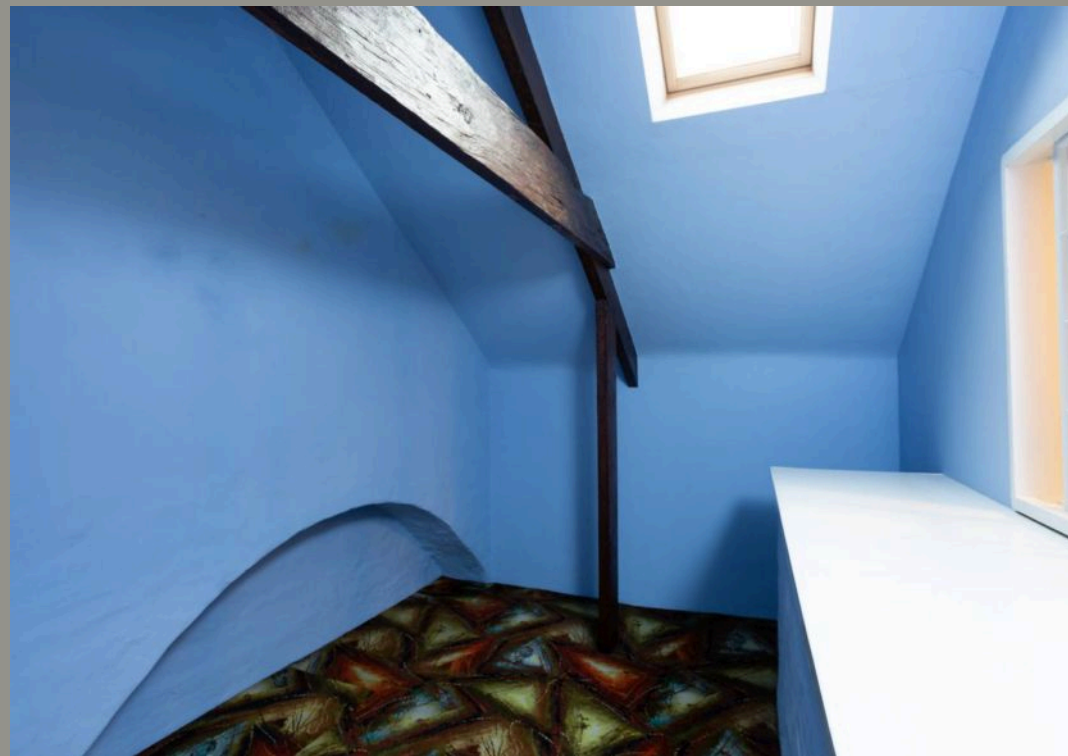
Heworth Green boasts an attractive mix of period homes. It will particularly appeal to those looking to be on the edge of the thriving Heworth area which offers a wide variety of shops, boutiques, wine bars and public houses. The city walls are within easy reach on foot, as are the many historic and cultural attractions of the city. York railway station is 1.3 miles South West, offering mainline travel to London in under two hours. The shopping parks of Monks Cross and Vangarde are also close by.

Council Tax band: D

Tenure: Freehold

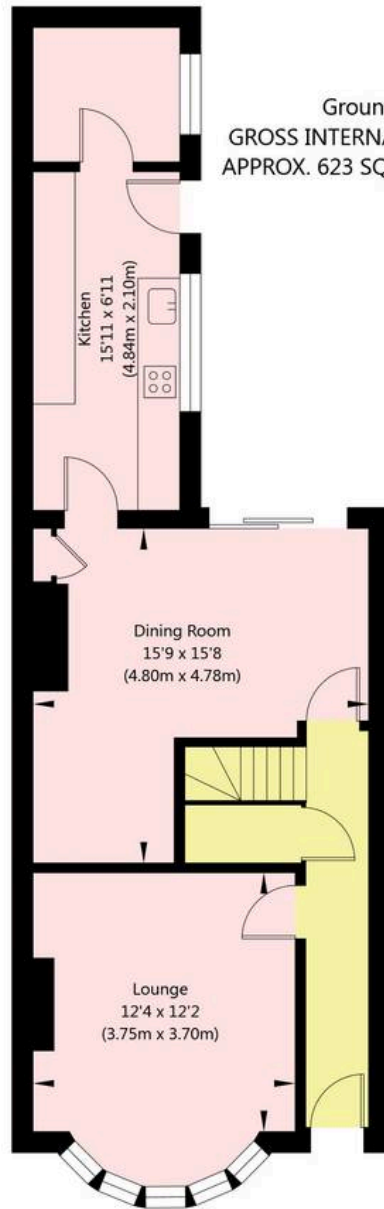






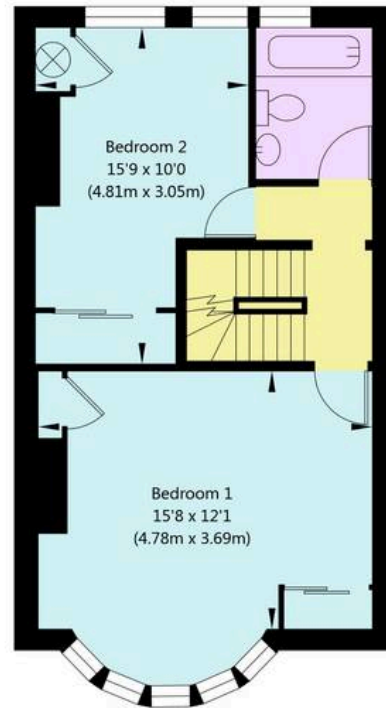


Heworth Green, York, YO31 7TQ

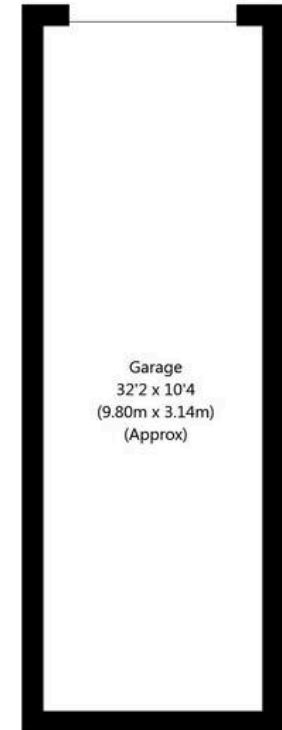
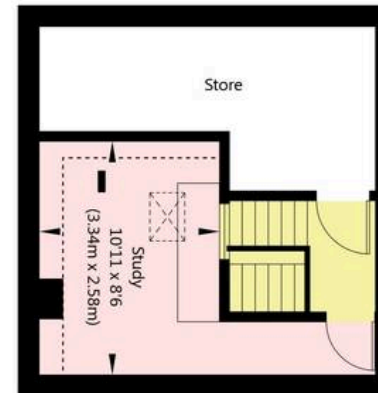


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 623 SQ FT / 57.92 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 462 SQ FT / 42.95 SQ M



Second Floor - (Excluding Loft Store)
GROSS INTERNAL FLOOR AREA
APPROX. 153 SQ FT / 14.17 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1238 SQ FT / 115.04 SQ M - (Excluding Garage & Loft Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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