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116 East Parade, York

York

£675,000



A substantial five bedroom period townhouse situated in the popular Heworth area, just a short walk from York city centre. Arranged over three floors, the property has been extremely well cared for and presents as a large and practical home with an abundance of character. The layout and design of the property is very representative of many of the fine period homes built on the edge of the city centre, and provides quite exceptional accommodation.

The accommodation comprises an impressive hallway leading to the principal reception rooms including the bay fronted lounge and dining room, both with superb fireplaces and ornate original features. The centerpiece of the sociable kitchen/breakfast room is the Rayburn range cooker, complimented by a quality range of fitted wall and base units, a large pantry and space for a table and chairs. A cloakroom/W/C completes the downstairs space.

Stairs from the entrance hallway lead to a landing and accommodation that includes four well-proportioned bedrooms and house bathroom with separate W/C. The master is of particular note and offers quite exceptional space spanning the width of the house. The top floor double bedroom includes an en-suite shower room.

Externally, the property is set back from the road and sits proudly behind wrought iron railings and large forecourt. The south facing rear courtyard is fortunate enough to enjoy a good level of privacy, the ideal spot for al-fresco dining during the warmer months.

In summary, a substantial townhouse on the edge of the city boasting characterful features inside and out.

Location

East Parade boasts an attractive mix of period homes and will particularly appeal to those looking to be in the heart of the thriving Heworth area. Close by is a wide variety of shops, boutiques 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 1.5 miles South West, offering mainline travel to London in under two hours.

Directions

Leaving the city via Monkgate Bar continue along Monkgate and take the second exit at the round about onto Heworth Green. Take the first right hand turning onto Mill Lane and at the mini roundabout turn left onto East Parade. Continue for several hundred yards past the bowling green where the property is situated on the right hand side.

EPC Rating: E

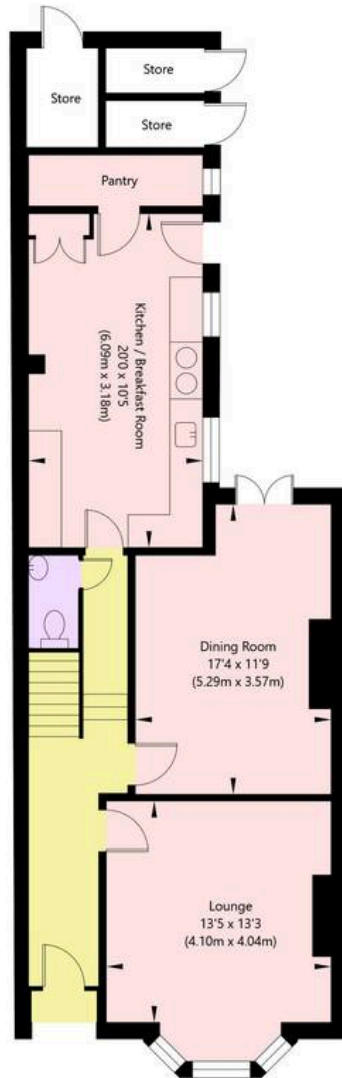








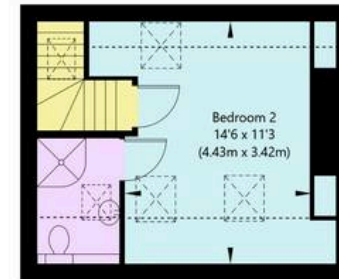
East Parade, Heworth, York, YO31 7YG



Ground Floor - (Excluding Stores)
GROSS INTERNAL FLOOR AREA
APPROX. 784 SQ FT / 72.81 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 827 SQ FT / 76.84 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 260 SQ FT / 24.19 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1871 SQ FT / 173.84 SQ M - (Excluding Stores)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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