

LANCASTER
SAMMS

16 St. Olaves Road, York

York

£630,000





An elegant and substantial townhouse, comprehensively refurbished and extended, with great attention to detail and design, offering a superb balance of period features and modern living.

Dating from the turn of the century and constructed of mellow brick under a slate roof, the layout and design of the property is very representative of many of the fine townhouses built at this time on the edge of the city centre and provides quite exceptional accommodation.

Arranged over three floors, the property now presents as a beautiful and practical home, having been recently remodelled to suit a more modern lifestyle. Notably throughout is the quality and attention to heritage of the refurbishments including timber sash windows. The accommodation comprises; hallway with replacement mosaic tiled flooring leading to the principal reception rooms, including the beautifully appointed lounge with hand-built cabinets, shelving to one side, picture rail and restored cornicing.

A formal dining rooms currently serves as a family room with polished floor and French doors onto the courtyard.

The dining kitchen includes a full range of quality hand made wall and base units, complemented by oak work-surfaces and inset double Belfast style sink. There is provision for appliances including a dishwasher, range cooker and fridge freezer. Off the kitchen is a newly created utility room with WC and provision for washer/dryer.

The bedrooms are arranged over two floors, the first has three bedrooms, two bathrooms and separate WC. Bedroom two has a stylish ensuite and fitted cupboards. The house bathroom is beautifully appointed with heritage style furniture including a stand alone roll top bath and separate shower.

Stairs leading to the second floor include an impressive picture window offering charming elevated views of the neighbouring gardens towards Bootham.

The second floor is a truly remarkable conversion with superb ceiling height and cityscape views towards York Minster. Large Velux windows and a rear dormer window flood the room with light. In addition is a further stylish ensuite with Victorian style tile-work and under eaves storage.

Externally to the rear, the property benefits from an enclosed courtyard shrouded with greenery and a brick built bin store. To the front is an attractive open aspect looking over the eclectic mix of period houses on this charming and leafy side road.

Council Tax band: D

Tenure: Freehold



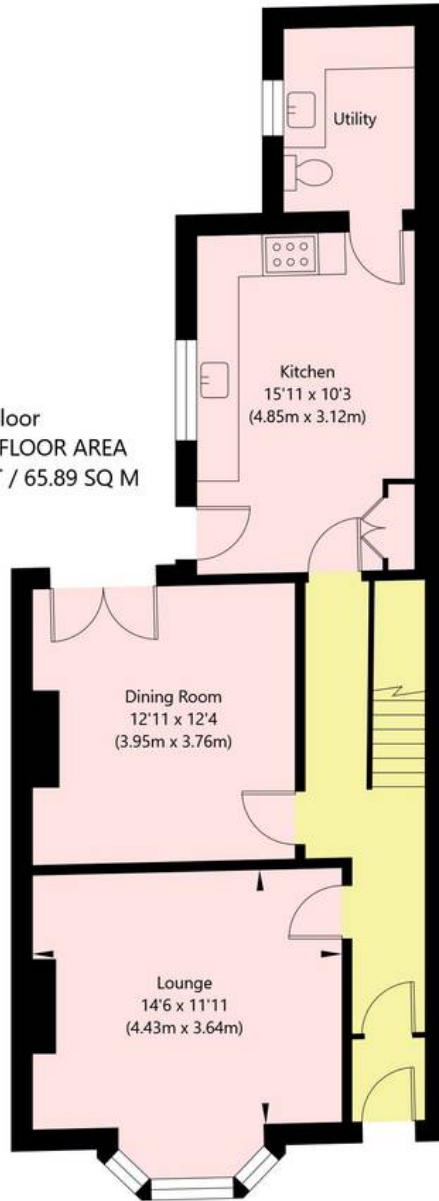




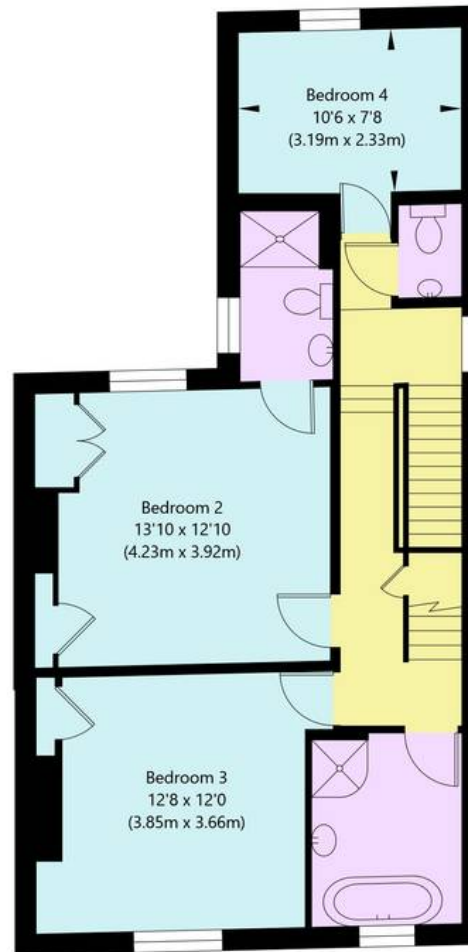


St Olaves Road, York, YO30 7AL

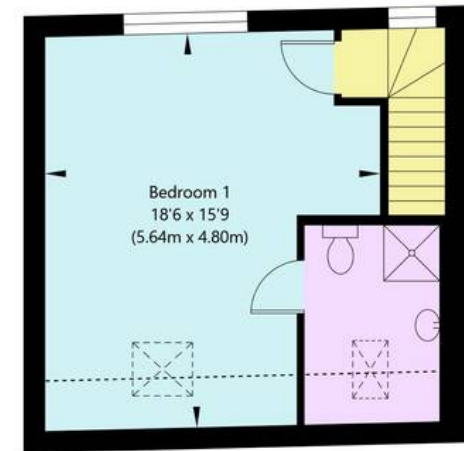
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 709 SQ FT / 65.89 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 681 SQ FT / 63.28 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 345 SQ FT / 32.07 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1735 SQ FT / 161.24 SQ M

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