

LANCASTER
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60 Heworth Village, York

York

£550,000



A charming three bedroom Georgian mid-terraced house nestled in the sought after Heworth village. Having been extended and remodelled, the house offers a blend of modern comfort whilst retaining an abundance of character.

The property is set back behind an inviting front garden and opens up into a delightful entrance hallway decorated in neutral tones with mosaic tiled floor. A formal lounge includes features such as sash windows with bi-fold shutters, custom built alcove shelving and traditional open fire with cast-iron tiled surround.

To the rear of the ground floor is the impressive open plan dining kitchen, with its blend of classic and contemporary features. A cast iron gas fire with limestone surround provides a focal point in the dining room, with clever use of storage in the alcoves. Opening up into the modern kitchen featuring a large island with breakfast bar for casual dining, wall and base units plus integrated appliances including a wine fridge, eye level oven/grill and separate gas hob with extractor over. Bi-folding doors opening onto the rear patio, plus a roof lantern over the island flood this room with natural light.

Off the kitchen is a versatile bedroom/office with skylight with an ensuite shower room, plus a separate cloakroom/WC. This room together with the entire kitchen dining area has the benefit of underfloor heating. Upstairs, the property boasts two generously proportioned double bedrooms, each with fitted wardrobes. A well-appointed three piece family bathroom includes underfloor heating and serves both bedrooms. Bright and airy, a velux window on the landing cascades natural light throughout the upstairs and down the stairwell.

Externally, the landscaped front garden flows seamlessly from stone paving, and includes gravel seating area and small area of lawn. Flanked by a variety of plants and shrubs with a mature hedged boundary to the left and fencing on the right as your approach.

The tiled rear courtyard is a continuation of the kitchen flooring, making this well designed area a further extension of the house. Edged with low maintenance pots, plants and climbers to create an ideal space to sit and enjoy the sun. There is also direct access to the property's adjoining garage with power and light. Externally to the rear is vehicular access and off street parking.

In summary, an exceptional opportunity to own a unique and cherished period home in a desirable location close to York city centre.

LOCATION

The charming and leafy village of Heworth boasts an attractive mix of period homes. It will particularly appeal to those looking to be in a thriving area which offers a wide variety of shops, cafes and bars, plus facilities including a gym, library and post office a short walk away. The city walls are within easy reach on foot, as are the many historic and cultural attractions of the city and universities. A well connected bus service is easily accessible, and 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.

EPC Rating: D



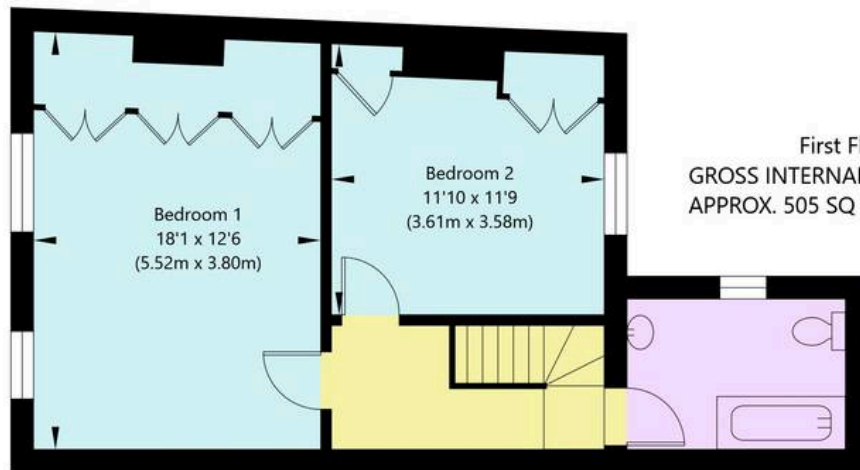




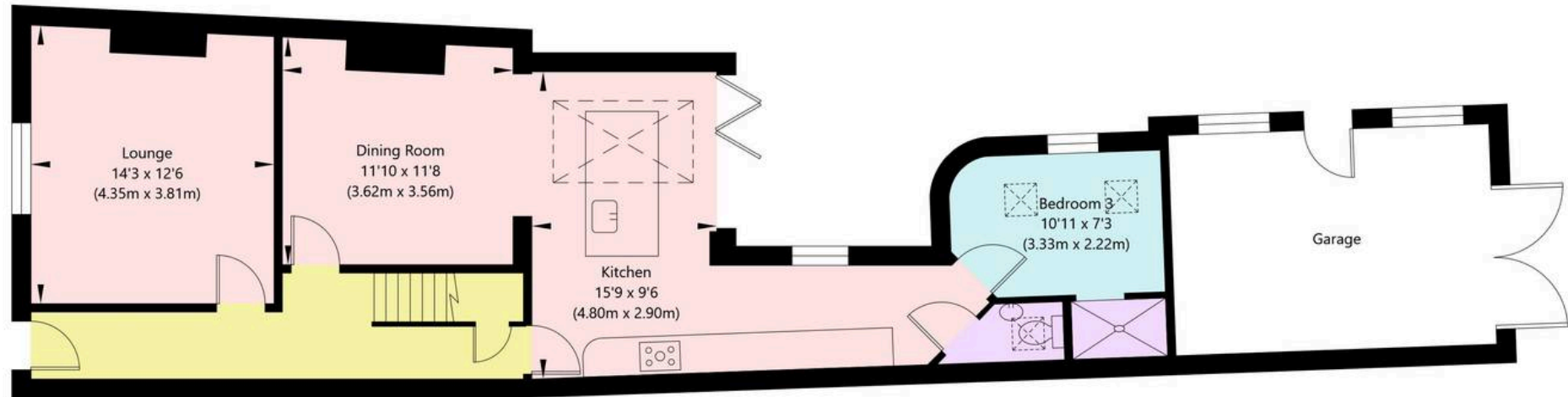




60 Heworth Villlage, York, YO31 1AL



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 505 SQ FT / 46.9 SQ M



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 779 SQ FT / 72.35 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1284 SQ FT / 119.25 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Lancaster Samms

27 High Petergate, York - YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

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