

LANCASTER
SAMMS

45 Field View, York

York

£350,000





A charming two bedroom period terrace property within walking distance of York city centre.

The property opens to the front into a welcoming entrance hallway and into the sociable living space. To the front is the bay fronted lounge with casement sash windows, bespoke fitted cupboards and shelving to the alcoves each side of a cast iron fireplace. This room has high ceilings with cornice and picture rails and flows directly into the kitchen which has been recently modernised and includes an island quartz work tops, breakfast bar seating, Belfast sink and integrated dishwasher. The wall units include integrated fridge and freezer as well as a pantry cupboard, oven, induction hob with hidden extractor, further worktop space and pull out drawers. In addition to the kitchen is a handy utility room with further sink and worktop space as well as provisions for washing machine and dryer. There is also a WC accessed from here.

Stairs from the entrance hallway lead to a first floor landing with two double bedrooms and a generously proportioned house bathroom.

Externally, the property is among an attractive row of houses and has a block paved front forecourt with flagstone paved footpath and planted shrubs. To the rear is a low maintenance secure walled courtyard garden. There is on street parking available. The current owners also rent a garage nearby by private arrangement.

In summary, an immaculately presented terrace house within walking distance of York city centre.

LOCATION

Field view can be accessed off Burton Stone Lane and is walking distance of York city centre. Residents can enjoy charming walks into the city centre via Bootham, through the museum gardens or the attractive riverside walks. The area boasts a wide range of handy local amenities including a Sainsbury's Local. The outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield. The Railway Station is conveniently located also.

EPC Rating: D

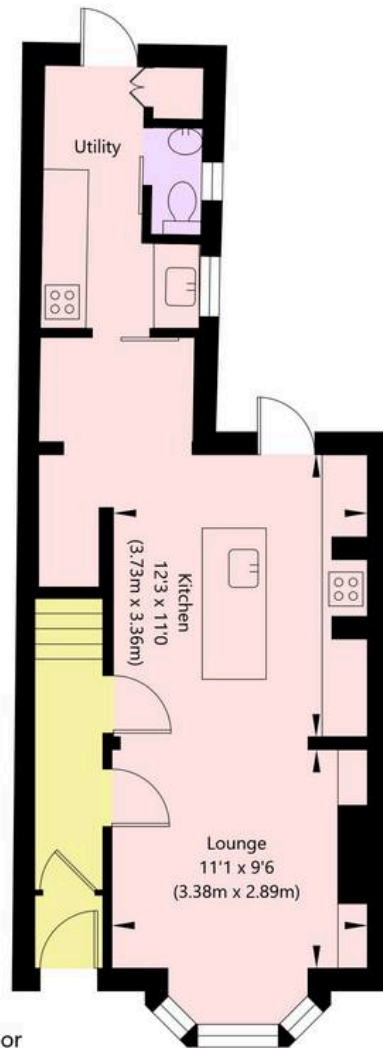




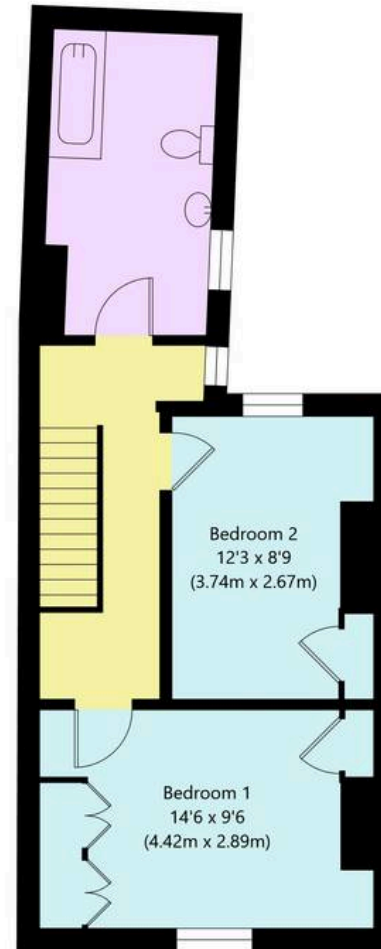




Field View, Clifton, York, YO30 6ES



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 449 SQ FT / 41.69 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 441 SQ FT / 41.01 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 890 SQ FT / 82.7 SQ M

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

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