

LANCASTER
SAMMS

8 The Horseshoe, York

York

Guide Price £800,000



The Horseshoe is one of York's most desirable addresses, so-called for its sweeping curve forming the 'Horseshoe' outline. Just off Tadcaster Road, the tree lined crescent boasts a variety of attractive properties, each spaced apart to benefit from generous plots with well-established gardens.

The property is a spacious and bright period home offering great potential for further development, principally due to the generous plot and large rear garden. Many of the rooms offer an attractive blend of modern fittings and notable architectural features including original doors, parquet floor, picture rails and coving.

The accommodation includes an elegant entrance hall leading off to the principal reception rooms with a WC/cloakroom at the end. The lounge benefits from an abundance of natural light with attractive bay window to the rear opening onto the garden. A feature open grate fire is the focal point of the room.

There is a further reception/family room with bay window and gas fireplace.

The kitchen includes a range of modern wall and base units with integrated oven with gas hob and extractor over, with space for further appliances and quarry tiled floor. Off the kitchen is a lobby leading to a utility room and access to an integral garage.

To the first floor are four bedrooms including three good sized double bedrooms all with fitted storage. Additionally there is a house bathroom with modern white suite.

Externally, the gardens are laid largely to lawn and offer a good sense of privacy from the house with many specimen trees surrounding. Together with a patio area from which to enjoy al fresco entertaining.

The house includes an integral garage and driveway to the front as well as a further garage/store to the rear.

In summary, a great family home in one of York's finest locations. Offered with the convenience of vacant possession and no forward chain.

LOCATION

Situated along a quiet residential road, The Horseshoe is ideally located for access to York city centre (2 miles), York Knavesmire (0.5 miles) and York Railway Station (2 miles).

In addition, the property is within easy reach of the A64 to Leeds and beyond with the benefit of local shops and services close by with the addition of a Tesco Extra half a mile away.

Council Tax band: E

Tenure: Freehold



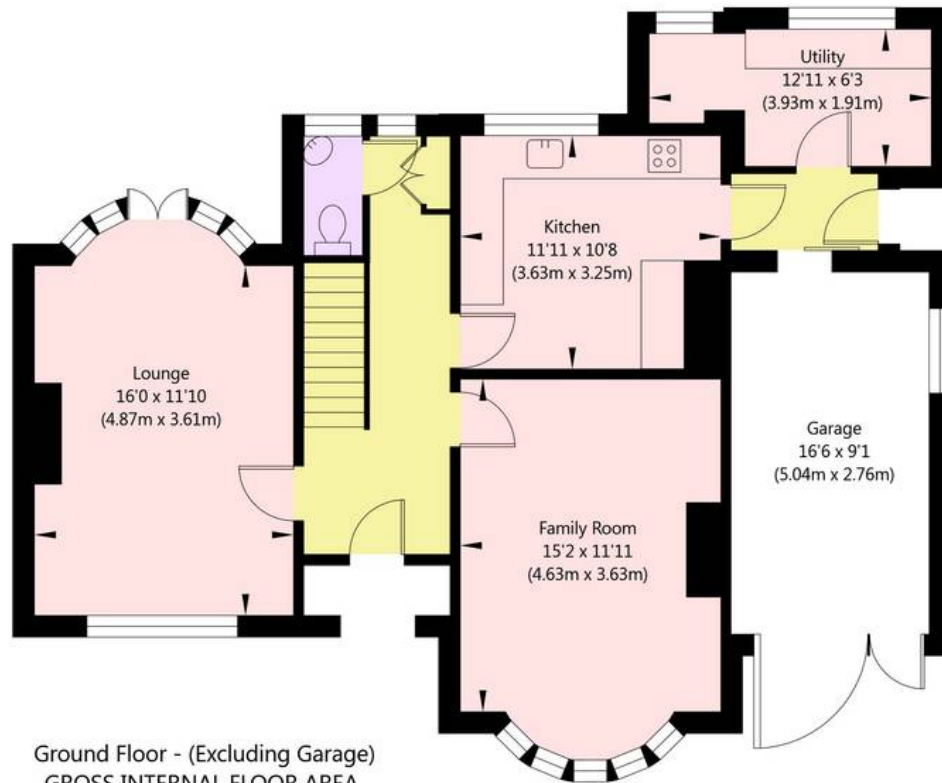








8 The Horseshoe , York, YO24 1LX



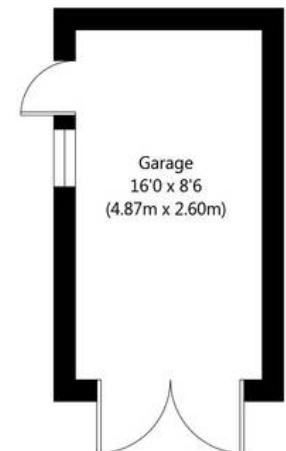
Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 774 SQ FT / 71.95 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 863 SQ FT / 80.15 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1637 SQ FT / 152.1 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025





Lancaster Samms

27 High Petergate, York – YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

LANCASTER
SAMMS