



ROB LETTS

exp<sup>UK</sup>

# 26 Sandringham Street, York

Guide Price £375,000

3 1 2



Sandringham Street is widely regarded as one of York's most sought-after Victorian addresses, combining period character, strong resale values and excellent access into the city centre. This forecourted three-storey townhouse offers a rare opportunity to secure a substantial home with genuine scope to add value.

The accommodation retains a classic Victorian layout, with an entrance hall leading to a front lounge and a separate dining room. To the rear is a galley kitchen, rear lobby and ground-floor bathroom. Upstairs, the first floor provides two bedrooms, including an impressive main bedroom spanning the full width of the property with two sash windows to the front. The second floor is home to a large attic bedroom, giving the house far more space than its exterior might suggest.

Externally, there is a private rear courtyard garden.

While the property is in need of modernisation, the potential is clear. Many neighbouring homes have been extended, reconfigured and upgraded to suit modern living, all while preserving the charm that defines this street.

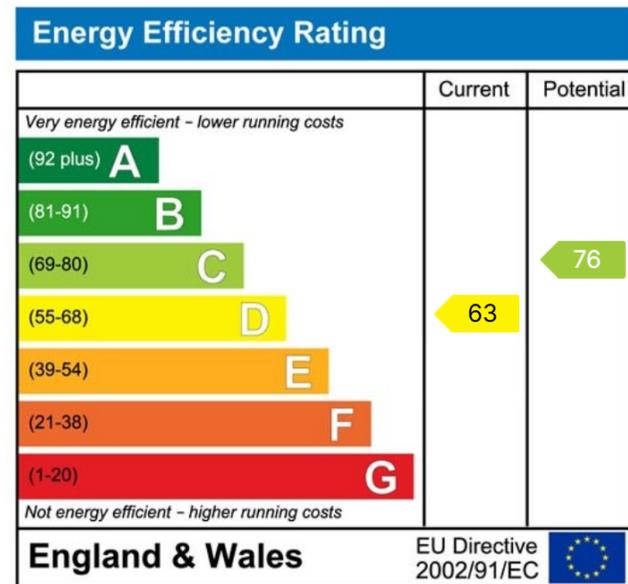
With its size, location and flexibility, this is a home that rewards vision – and a chance to create something special in one of York's finest residential settings.





TOTAL FLOOR AREA: 1217 sq ft (112.2 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, etc. are not taken to any standard and are not intended to be used for any other purpose. The plans for this property are for information only and should be used as such for any prospective purchaser. The information is given as a guide only and is not intended to be used as a guarantee as to their quantity or efficiency can be given.  
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- Forecourted Victorian terrace
- Extremely popular and well-regarded York street
- Three storeys of accommodation
- Lounge and separate dining room
- Three well-proportioned bedrooms
- Large main bedroom with two sash windows
- Private rear courtyard garden
- Excellent access to York city centre and riverside walks
- Scope to extend and reconfigure (subject to consents)
- When enquiring about this property, please quote: RL0918



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