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- EPC C
- Gated Driveway With Ample Parking
- Stunning Mature Gardens And Orchard
- Summer House With Garden Views
- Character Features Throughout The Home
- Potential For Luxurious Principal Suite
- Versatile Layout With Multiple Reception Rooms
- No Onward Chain Property
- Highly Sought After Heslington Lane
- Exceptional Four Bedroom Period Home

Freehold
Council Tax Band - F

Heslington Lane , York YO10 4HN

While every effort has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is advised that purchasers should verify the accuracy of the floorplans, measurements of rooms and any other areas and not rely on the floorplans or measurements shown. The floorplans are for information only and should not be used as a guide. By accepting the offer to purchase, the purchaser agrees to the accuracy of the floorplans and measurements shown and agrees to accept the floorplans and measurements as to their accuracy. Measurements are given to the nearest millimetre.

TOTAL FLOOR AREA: 2267 sq. ft. (219.9 sq.m.) approx.



Heslington Lane

, York

YO10 4HN

£995,000

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Ashtons Estate Agents are proud to present to the market this exceptional four-bedroom semi-detached house, a truly special and historic residence believed to date back to the early nineteenth century. The gardens are a true highlight, thoughtfully divided into a series of generous and beautifully maintained areas. This elegant home is rich in character, charm, and heritage, offering a rare opportunity to acquire a property of such standing in a highly sought-after location. Nestled on Heslington Lane, the property enjoys an enviable position with excellent access to local amenities, highly regarded schools, the university, York city centre, and the outer ring road for further commuting. There are pleasant walks from the door and good public transport links.

Approached via a forecourt and gated driveway, the sense of history and charm is immediately apparent. Upon entering, a welcoming entrance hall opens to two beautifully proportioned reception rooms at the front of the property; a formal dining room and an elegant sitting room, both featuring traditional sash windows and flooded with natural light, each centred around a feature fireplace.

To the rear is a further reception room overlooking the stunning gardens, with wooden sliding doors opening out onto the grounds, creating a seamless connection between inside and out. Glazed internal doors offer views through to the kitchen, enhancing the sense of flow throughout the ground floor. The kitchen is positioned to the rear and is fitted with a range of wall and base units. It is complemented by a striking lantern ceiling which allows natural light to pour into the space. French doors lead out to the terrace and garden. A separate utility room is conveniently tucked away, and there is access to a substantial cellar, providing additional storage and housing the boiler.

