

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

18 Feversham Crescent

York, YO31 8HQ

Guide Price £675,000

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An elegant forecourted end town house located on this premium residential street off Wiggington Road, and close to York's historic city walls. Modernised but retaining a plethora of original and period features, this substantial property is arranged over three floors with five generous sized bedrooms and a versatile layout. Located on Feversham Crescent, a pleasant row of houses within a short distance of highly regarded schools, York Hospital and the city's popular restaurants and attractions.

From the front forecourt the internal living accommodation comprises: entrance vestibule, tiled entrance hallway, 16' lounge with large fire and bay window, family/dining room, modern fitted kitchen with fitted appliances, opening to a breakfast room, utility room, w.c./cloaks, first floor galleried landing with glazed door to first floor rear sun terrace, 19' principal bedroom, second double bedroom and four piece house bathroom. Second floor landing, three piece shower room, and three additional double bedrooms.
To the outside is the traditional front forecourt and to the rear is a paved courtyard garden with a garage door with the the potential for off-street car parking

An internal viewing of this remarkable property is strongly recommended to appreciate the calibre on offer.

Please note: The photos on this listing are computer-generated images (CGIs). They are for illustrative and conceptual purposes only. We have added digital furniture to the empty rooms to help buyers visualise the space's potential.

Entrance Vestbule
Entrance door, tiled floor, dado rail, panelled door to:

Entrance Hallway
Tiled flooring, power points, double and single panelled radiators, coving, stairs to first floor

Lounge
15'11 x 14 plus bay (4.85m x 4.27m plus bay)
Slide sash bay window to front, shutters, ceiling rose, picture rail, coving, log burner with surround, double panelled radiator, carpets, television points, power points

Dining/Family Room
13'6 x 12'7 (4.11m x 3.84m)
Slide sash window to rear, ceiling rose, coving, picture rail, dado rail with panelling, carpets, double panelled radiator

Kitchen
13'9 x 10'10 (4.19m x 3.30m)
Modern fitted wall and base units with Quartz countertop, sink with mixer tap, double eye level oven, electric hob, recessed spotlights, coving, fitted appliances, tiled flooring, window to side, understairs cupboard

Breakfast Room
12'9 x 8'10 (3.89m x 2.69m)
Sliding doors to courtyard, column radiator, tiled flooring, power points, recessed spotlights

Utility room
6'1 x 5'8 (1.85m x 1.73m)
Window to side, fitted wall and base units, stainless steel sink and draining board with mixer tap, tiled flooring, space and plumbing for appliances, recessed spotlights, extractor fan, column radiator and power points

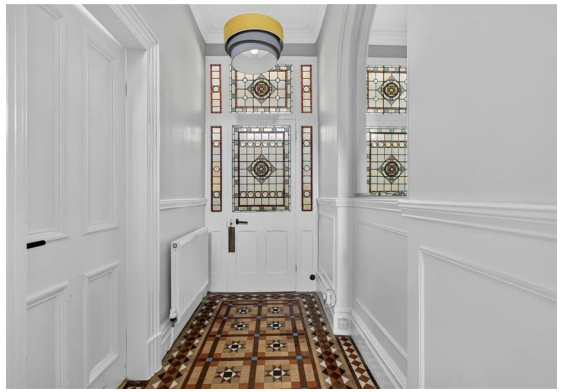
W.C.
Low level w.c., wash hand basin, radiator, tiled walls, tiled floor, extractor fan

First Floor Landing
Double panelled radiator, carpeted stairs to second floor, wood panelling, dado rail, glazed door to sun terrace, recessed spotlights



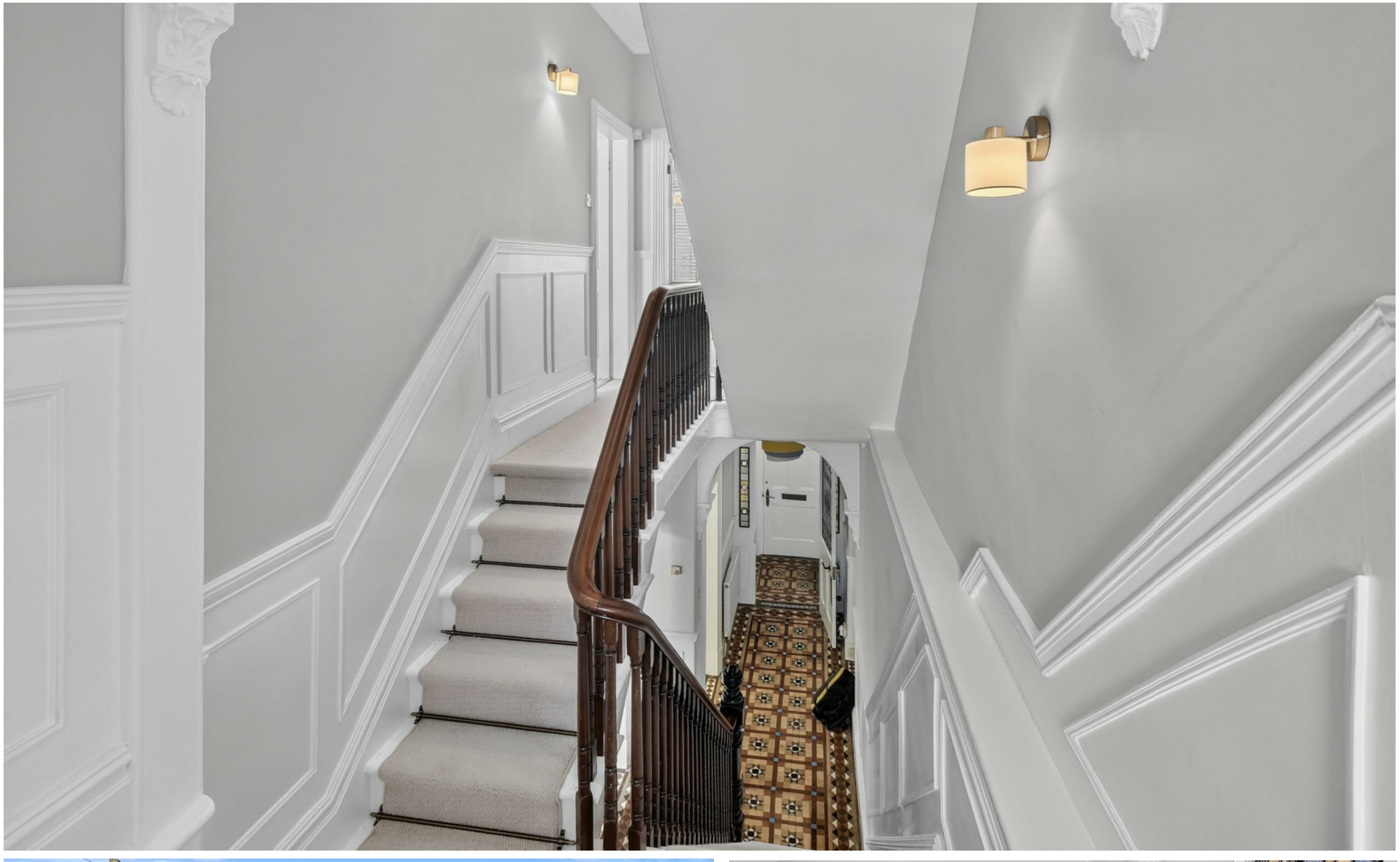


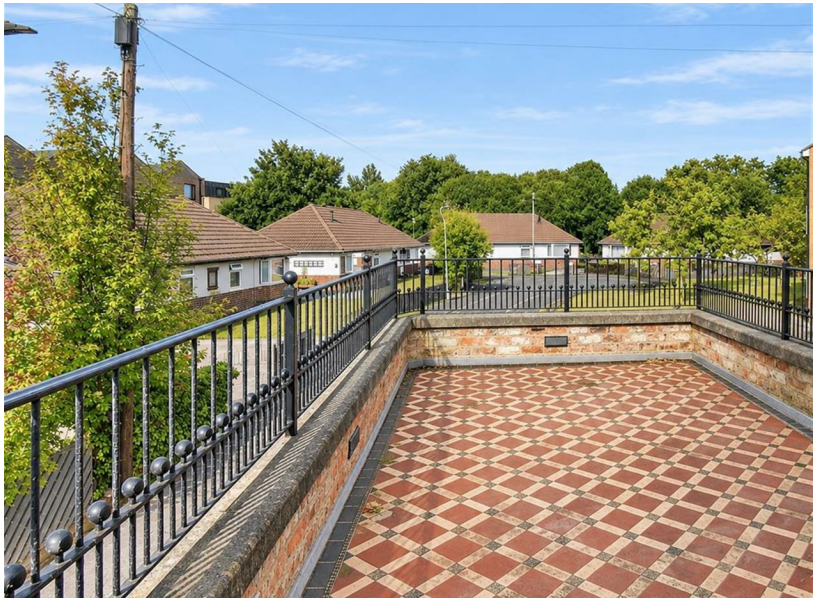


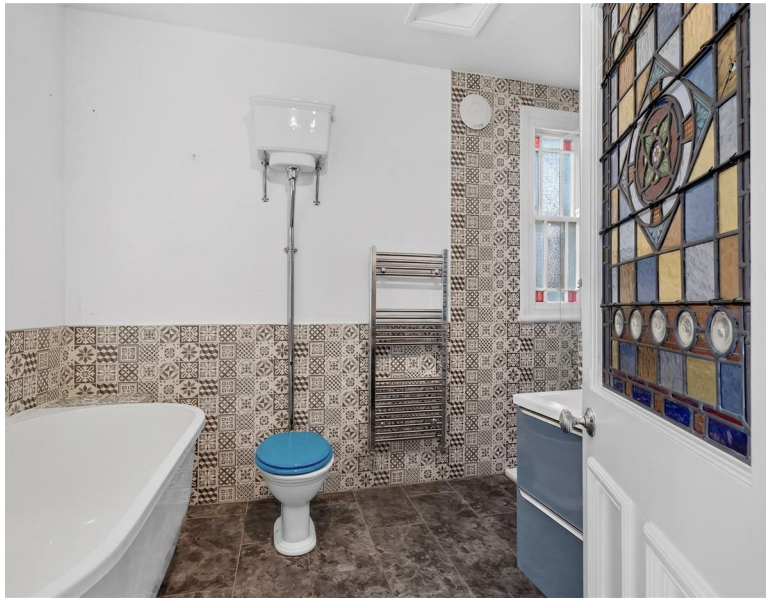












Bedroom 1
18'7 x 13'7 (5.66m x 4.14m)
Window to front with shutters, fitted wardrobes, ceiling rose, coving, picture rail, fire place, dado rail, power points, double panelled radiator, storage cupboard

Bedroom 2
13'5 x 12'7 (4.09m x 3.84m)
Window to rear, fireplace, double panelled radiator, carpets, power points, storage cupboard

House Bathroom
Four piece suite comprising: opaque double gazed window to rear, original slide sash window to side, feature bath with mixer tap, walk in shower cubicle, low level w.c., wash hand basin, part tiled walls, tiled flooring, recessed spotlights, extractor fan, two towel radiators

Second Floor Landing
Velux to rear, carpets, double panelled radiator, loft access via drop down ladder

Bedroom 3
14'1 x 11 (4.29m x 3.35m)
Double glazed window to rear, fire place single panelled radiator, storage cupboard with hot water cylinder, laminate flooring

Bedroom 4
13'7 x 10'6 (4.14m x 3.20m)
Single panelled radiator, fire place, fitted wardrobes, laminate flooring, power points

Bedroom 5/Study
12'1 x 8'1 (3.68m x 2.46m)
Two windows to front and side, single panelled radiator, carpets, power points and double panelled radiator

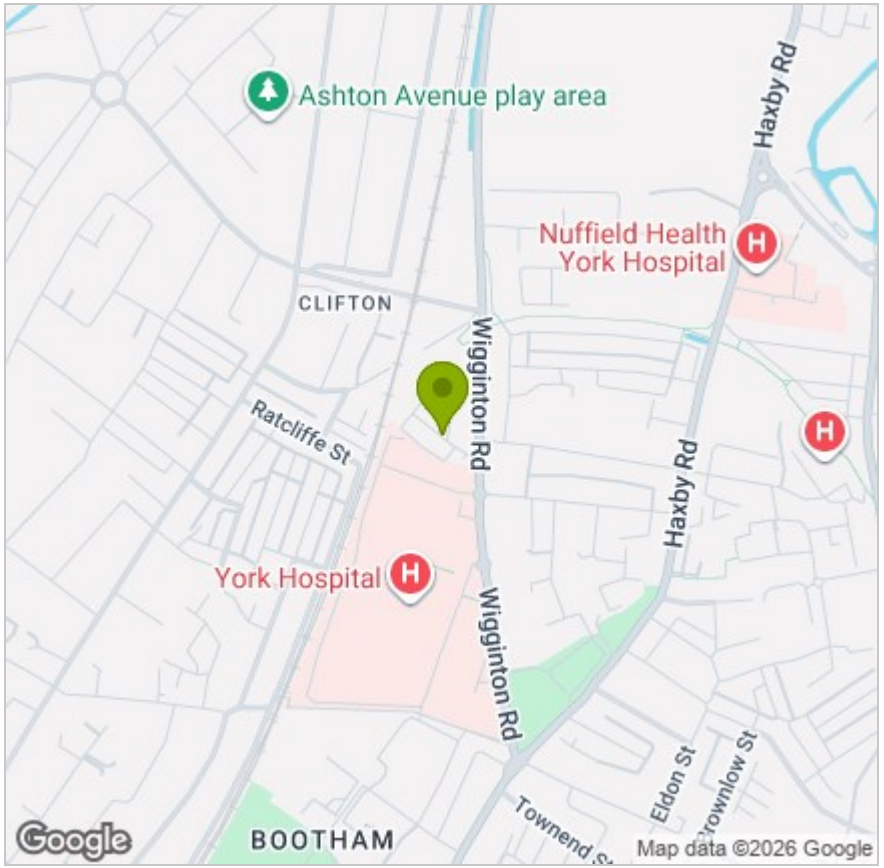
Outside
Traditional front forecourt, rear walled courtyard garden with large gate for vehicle access, brick boundary wall

Agents Note
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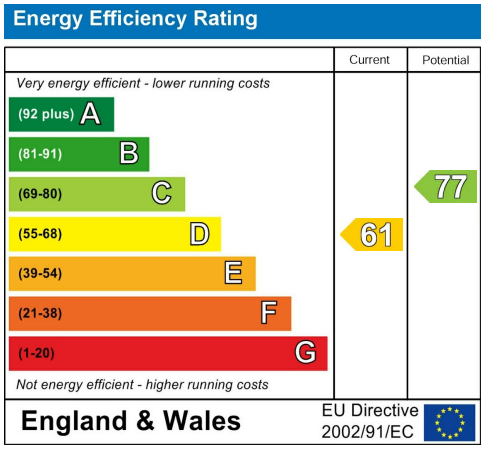
FLOOR PLAN



LOCATION



EPC



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