

LANCASTER
SAMMS

2 Cottage Mews Burnholme Drive, York

York

Guide Price £265,000



A former stable block conversion by local builder, Hogg in the 1970's and offered with the convenience of no forward chain, this charming property is internally, a modern, well-presented two bedroomed mews house in a quiet courtyard setting. It's in superb condition and its benefits include a garage, off street parking and an EV charger. Currently used as a successful holiday let, it's ideal for investors and first time buyers alike.

The ground floor comprises of an entrance vestibule which leads to the good size lounge with floor to ceiling window and modern kitchen beyond. The kitchen is fitted with a range modern matching wall and base units and appliances include gas hob, electric oven & microwave with space for a fridge freezer, washing machine & dishwasher.

On the first floor there are two bedrooms and a modern family shower room. The property is double glazed throughout and has gas central heating.

Externally to the front elevation is a shared courtyard with off street parking for one car, EV charger and a garage with power & light.

LOCATION

Superbly located in the sought-after area of Heworth which offers a range of independent shops and amenities. The shopping parks of Monks Cross and Vangarde are also within easy reach. The property falls within the catchment for highly regarded primary and secondary schools of Hempland and Archbishop Holgates.

DIRECTIONS

Leaving the city centre on Monkgate, continue straight ahead over the roundabout and up to the Heworth / Stockton Lane roundabout. Take the third exit onto Heworth Road and at the traffic lights bear left onto Heworth Village. At the T Junction, turn right onto Burnholme Drive, where the Cottage Mews development is located on your left hand side.

COUNCIL TAX

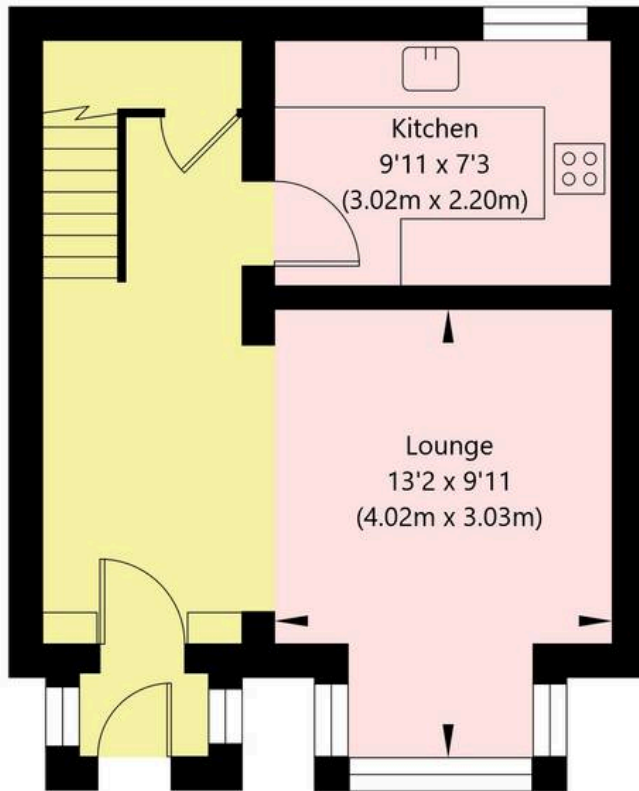
City of York Council Tax Band B - £1,679.17 for 2025/2026

EPC Rating: C

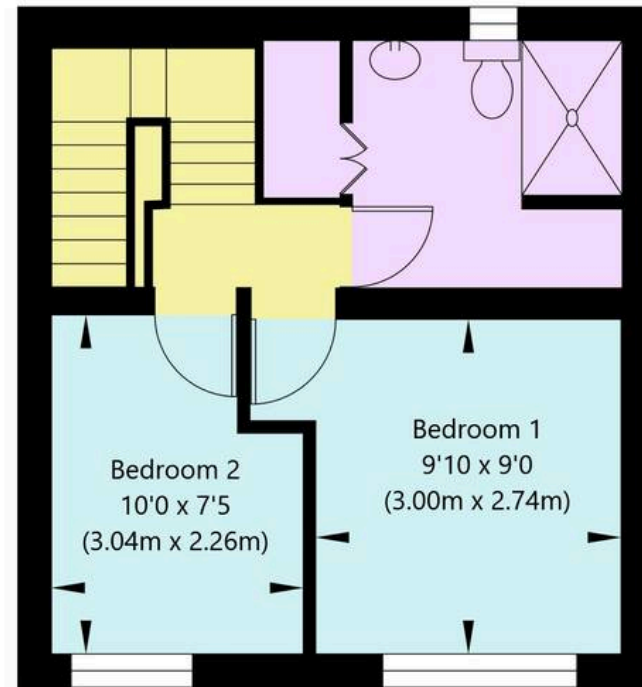




Cottage Mews, Burnholme Drive, York, YO31 0LE



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 328 SQ FT / 30.49 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 301 SQ FT / 27.99 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 629 SQ FT / 58.48 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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27 High Petergate, York - YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

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