

LANCASTER  
SAMMS

16 First Avenue, York

York

£499,950





A deceptively spacious four bedroom terrace/townhouse within walking distance of the city centre. The property boasts one of the larger designs found within the street, offering additional width as well as being extended into the second floor. First Avenue is one of Heworth's most favoured side streets off the thriving East Parade promenade. Constructed of attractive red brick under a slate roof, the layout and design of the property is very representative of many of the fine terraced houses built at the time on the edge of the city centre, and provides quite exceptional accommodation.

The ground floor opens to a welcoming entrance hallway with Victorian encaustic tiles, leading to the front lounge. This beautifully appointed room is bathed in natural light from the large bay window with sash windows and feature cast iron fireplace with ornate surround.

The traditional ground floor layout continues into a second reception room used as a dining room with rear facing window looking onto the garden. Beyond the dining room is a newly fitted kitchen with contrasting full height and wall shaker units in light grey and base units in a deep blue. There is space here also for a breakfast table.

Stairs from the entrance hallway lead to a first floor landing with three exceptionally well proportioned bedrooms including the front bedroom which spans the width of the house. There is a shared family bathroom with separate WC and an en-suite shower room off the rear bedroom.



There is a fourth double bedroom to the second floor along with a playroom/store which is accessible via crawl space. Once in, the room has good head height and both a Velux skylight and rear facing window. Externally to the front, the property sits behind a dwarf wall with gate and an attractive forecourt. To the rear is a courtyard garden with walled boundaries with flagstone patio and laid to lawn. The property also benefits from a secure store which runs front to back to the side of the house and underneath the first floor accommodation, providing cover for garden essentials, bikes and bins.

16 First Avenue offers an opportunity to live in a choice location, with a home that has a superb balance of period features and modern touches. Arranged over three floors, the property presents as a beautiful and practical home with surprisingly generous proportions.

#### LOCATION

First Avenue boasts attractive period homes and will particularly appeal to those looking to be in the heart of the thriving Heworth area. Close by is a wide variety of amenities such as chemist, local store, public house and boutiques. The city walls are within easy reach on foot, as are the many historic and cultural attractions of the city. York railway station is 1.5 miles South West, offering mainline travel to London in less than two hours. Council Tax band: D

Tenure: Freehold









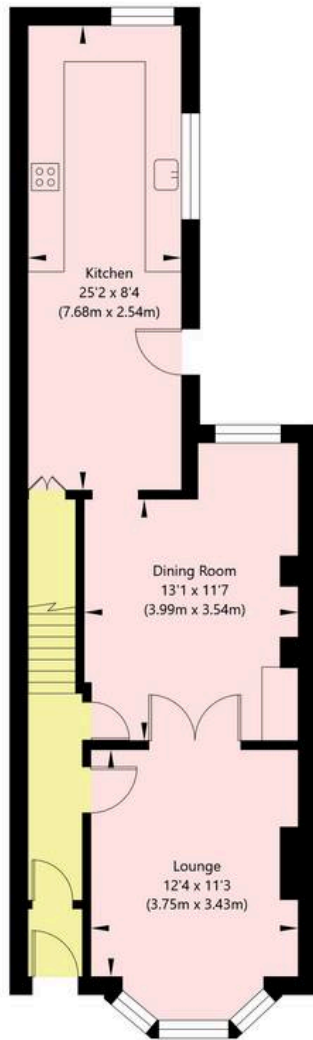




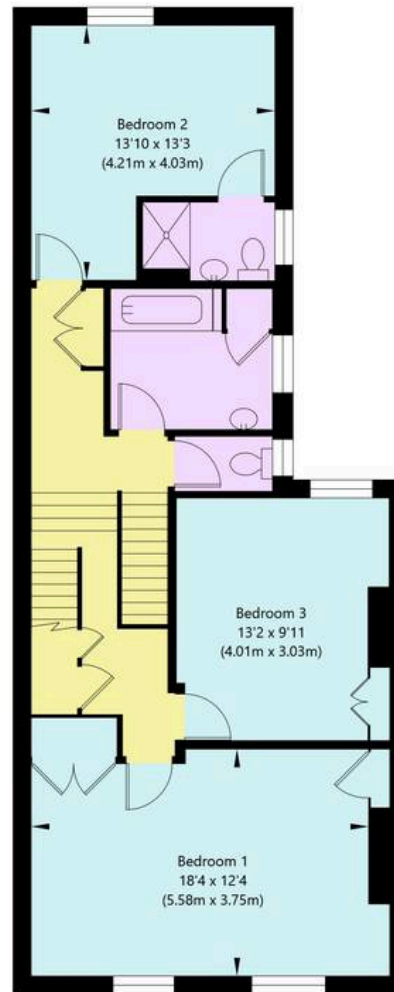




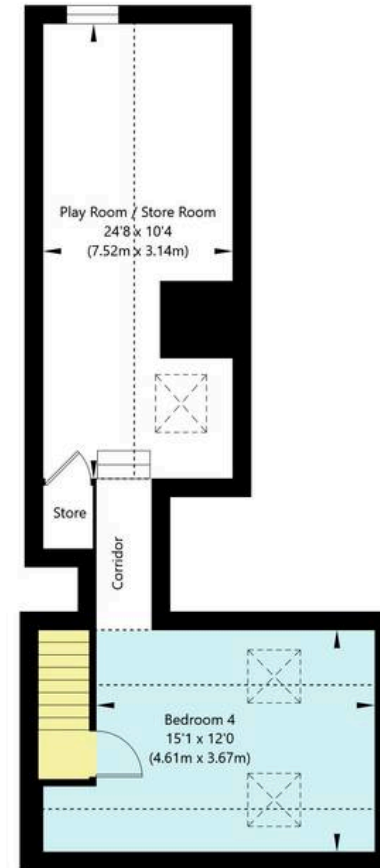
# First Avenue, York, YO31 7YQ



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 628 SQ FT / 58.34 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 841 SQ FT / 78.15 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 219 SQ FT / 20.35 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1688 SQ FT / 156.84 SQ M - (Excluding Corridor, Play Room / Store Room and Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2025





## Lancaster Samms

27 High Petergate, York - YO1 7HP

01904 500455

[info@lancastersamms.co.uk](mailto:info@lancastersamms.co.uk)

[www.lancastersamms.co.uk/](http://www.lancastersamms.co.uk/)

LANCASTER  
SAMMS