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42 Chestnut Avenue, York

York

£675,000



An attractive Edwardian semi detached home, occupying an enviable position in a sought after location.

The property opens into a welcoming entrance hallway with solid timber flooring with front facing lounge with an open fire offering a focal point, and attractive box windows with leaded and stained glass bathing the space with natural light. Period features include cornicing, ceiling rose and picture rails.

The property boasts a second reception room / family room of similar dimensions to the front lounge, also with feature fireplace, offering flexible accommodation as a possible second living room of formal dining room. Beyond here is an extension with pitched roof and exposed beams, lending a further option for dining in a light and airy space which looks onto the garden. This space links directly to the kitchen with a series of sleek handleless matte finish units with integrated oven, hob, extractor, microwave, fridge and freezer. There is additional under counter space for a washing machine and dishwasher, and further counter space designed as a breakfast bar.

Stairs from the entrance hallway lead to a first floor landing and three bedrooms including the generously proportioned Master bedroom with an ornate cast iron fireplace and wash basin. Each of the bedrooms have fitted wardrobes / storage and share use of a bathroom with bath, separate shower, toilet and wash basin. There is conveniently a second WC off the landing. The loft has been converted into a fourth bedroom of good proportions, comfortably housing a double bed with Velux windows offering natural light and air circulation.

Externally, the house is sat back handsomely from the road with iron fence / gates bordering, beyond which are flagstone paving and flower beds. The rear garden is immaculately cared for with a meticulously maintained lawn, bordered by established seasonal plants and flowers. There is a flagstone patio area, and directly from the house via bifold doors is an extensive decking area. The garden faces south-west and so enjoys the best of the days sun into the evenings during the summer months, making this a superb area to enjoy al-fresco dining.

In summary, an attractive period property with a beautiful sunny garden, situated in one of the areas most sought after roads in the desirable location of Stockton Lane/Heworth.

LOCATION

Chestnut Avenue is an attractive tree lined side road, quietly located just off Stockton Lane under a mile north east of the city centre. Nearby Heworth Village has a charming range of shops and amenities, with the nearby Stray offering recreational space. The property falls within the catchment area for the highly regarded Hempland Junior School.

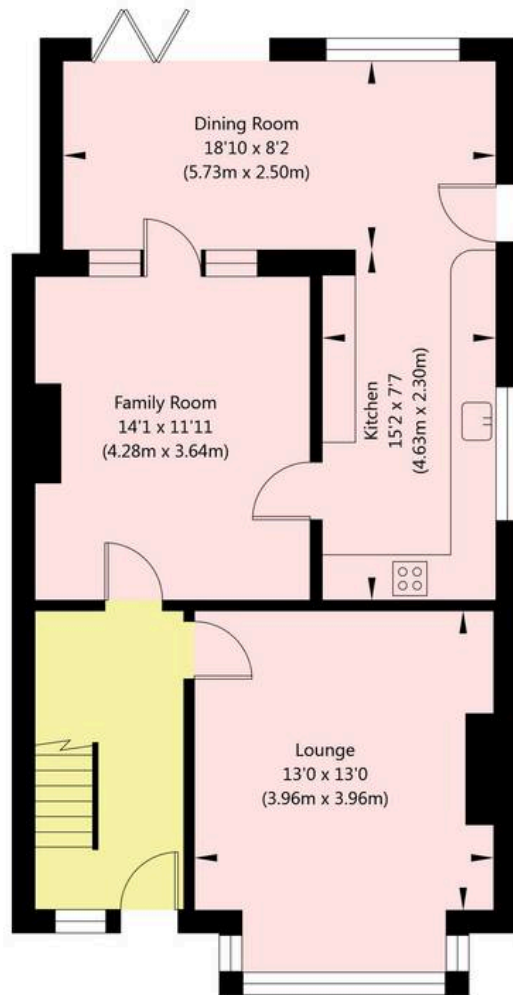




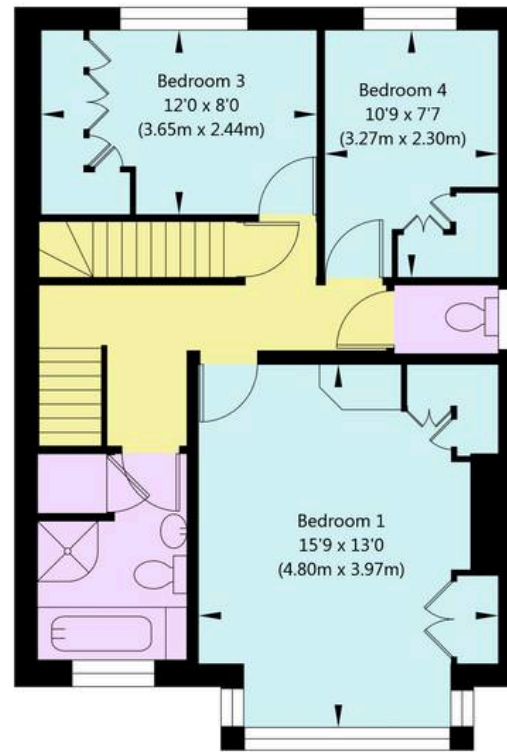




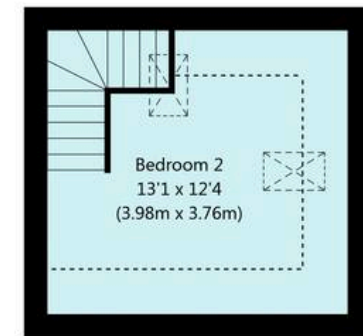
Chestnut Avenue, York, YO31 1BR



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 748 SQ FT / 69.52 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 572 SQ FT / 53.13 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 161 SQ FT / 14.96 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1481 SQ FT / 137.61 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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