

LANCASTER
SAMMS

46 Grange Garth, York

York

£595,000



An extended three bedroom semi detached home occupying an enviable riverside position, offered with the convenience of vacant possession and no onward chain.

The property opens to the front into an entrance vestibule then into the welcoming hallway with access to the principal reception rooms. The spacious lounge runs front to back with dual aspect light with fitted plantation shutters to both windows. An open fireplace with cast iron surround provides a focal point with bespoke cabinets to the alcoves and solid timber flooring further emphasising the quality continued throughout the home.

The property has been extended and where there was originally the modest kitchen, is now a comparatively generous utility area which flows seamlessly into the now open plan kitchen / dining room. The contemporary kitchen includes a series of contrasting wall and base units with integrated appliances, peninsular breakfast bar and ample space for a dining table and chairs. The room is blessed with natural light from side windows and glazed French Doors onto the patio.

Stairs from the entrance hallway lead to a first floor landing with three generously proportioned bedrooms, all of which boast fitted storage.

The Master bedroom occupies the extension and includes a dressing room with fitted wardrobe as well as an exceptional en-suite bathroom with separate shower and roll top bath, toilet and wash basin. The other two bedrooms are served by a WC off the landing and separate shower room with wash basin.

Externally, to the front is a driveway offering off street parking. To the side and rear are superb gardens offering a sunny south-westerly aspect, ideal to enjoy al-fresco dining during summer afternoons. To the rear is a lawned area with patio and to the side are split level gardens with mature and established plants enjoying views onto the river and foot / cycle paths.

In summary, an immaculately presented home on the banks of the river ouse, offering the convenience of vacant possession and no onward chain.

LOCATION

Grange Garth is located in the popular area of Fishergate. There is pedestrian access to the river path providing a charming walk into the city and back.

The local area has a thriving range of local amenities including shops, public houses and restaurants. The property is in the catchment area for the highly regarded Fulford School and the University of York is close by.

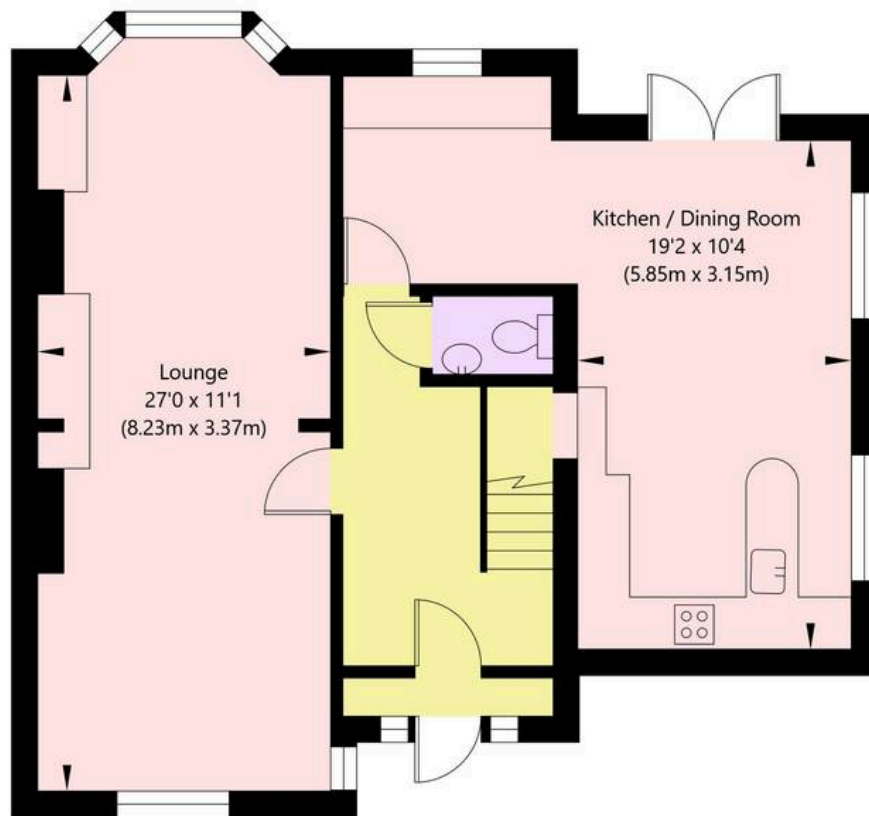




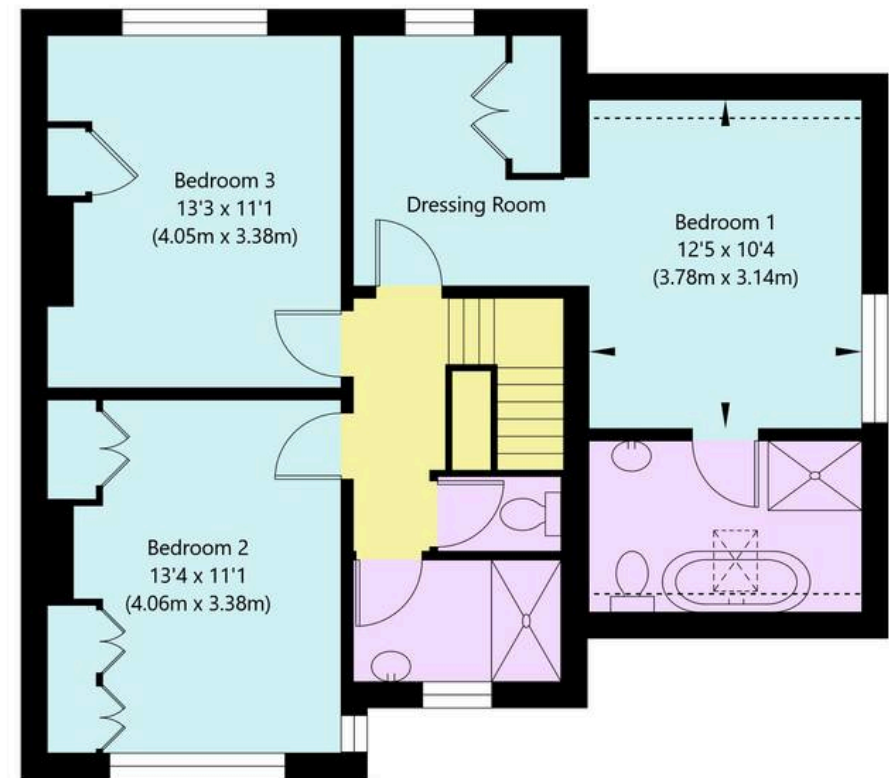




Grange Garth, York, YO10 4BS



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 725 SQ FT / 67.4 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 722 SQ FT / 67.06 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1447 SQ FT / 134.46 SQ M

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

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Lancaster Samms

27 High Petergate, York - YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

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