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57 Heworth Road, York

York

£400,000



Dating from the turn of the century and constructed of attractive brick under a slate roof, the layout and design of this forecourted terrace is very representative of many of the houses built at that time on the edge of the city centre, with the added advantage of a large rear garden. The property is in superb decorative order and has been extended both to the rear and into the loft.

An entrance hallway with encaustic tiling leads to the principal reception rooms including the elegant bay fronted family with original cornice, cast iron fireplace and plantation shutters to the bay window. The second reception room continues with engineered Oak flooring and can be accessed via internal French doors or also from the hallway.

What would have been traditionally the dining room, has now taken on a new use as a sociable family sitting room with feature log burning stove with Oak mantel and shelved alcoves. The ground floor has been extended to still offer ample space for a dining table, bathed in natural light from a large Velux skylight and glazed patio doors offering an attractive view onto the generous garden. This superb space has also been designed to flow seamlessly into a contemporary kitchen with matte finish doors, quartz work surfaces and integrated appliances. A further matching utility room offers a second sink and provisions for both a washing machine and tumble dryer, with WC beyond completing the extensive ground floor accommodation.

Stairs from the hallway lead to the first floor and accommodation including two well-proportioned double bedrooms, and a large family bathroom with bath, shower over, toilet and wash basin. Stairs continue into a third bedroom with restricted head height but good floor space offering space as either a double or twin room.

Externally to the front elevation the property sits behind a walled forecourt. To the rear is a large and private walled garden with lawn and seating area, a rare find behind a property of this style.

In summary, a superbly presented and extended Victorian property in a sought after location with larger than average rear garden.

LOCATION

Heworth Road boasts an attractive mix of period homes. It will particularly appeal to those looking to be in the heart of the thriving Heworth area which offers a wide variety of shops, boutiques, wine bars and public houses. 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 under two hours. The shopping parks of Monks Cross and Vangarde are also close by.

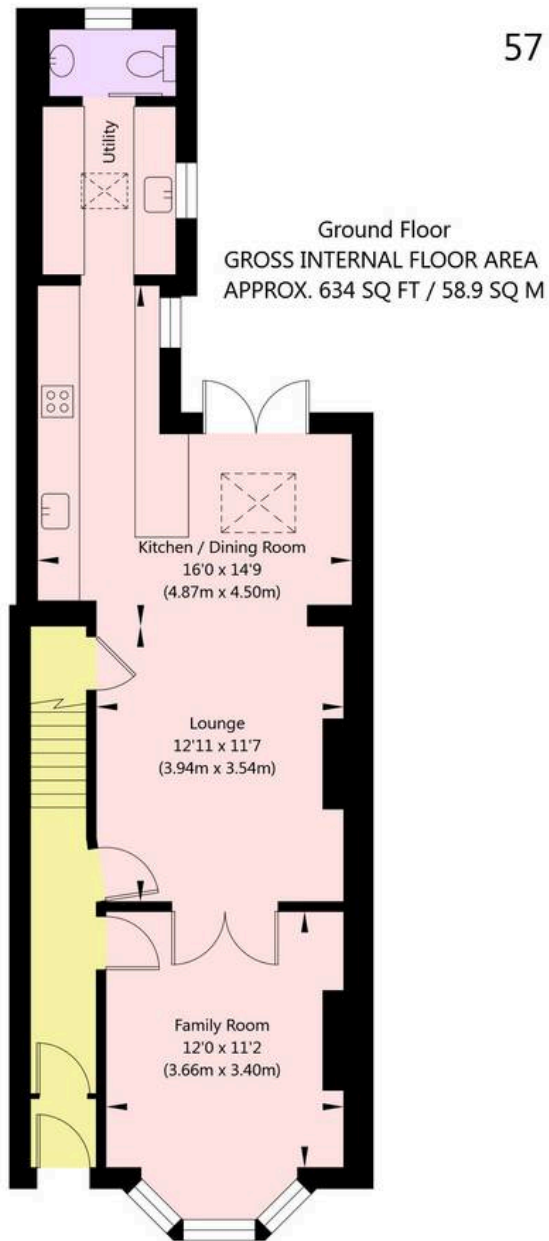




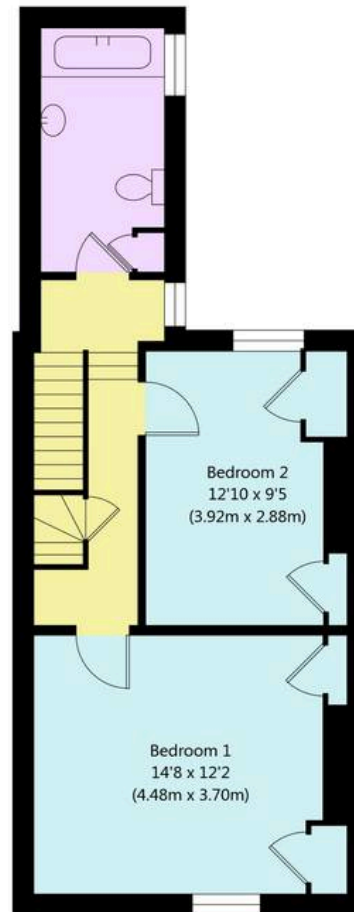




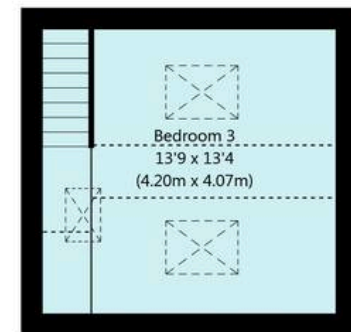
57 Heworth Road, York, YO31 0AA



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 462 SQ FT / 42.94 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 184 SQ FT / 17.09 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1280 SQ FT / 118.93 SQ M

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

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