

LANCASTER
SAMMS

10 Meadow Way, York

York

£850,000



An elegant and substantial family home occupying a choice position in one of the area's most exclusive developments. The property boasts an outstanding and private south west facing garden and is offered to the market with the convenience of vacant possession and no forward chain.

Internally the accommodation has been well maintained, with a recently replaced front door leading into the entrance hallway and all the principal reception rooms, including a large dual aspect lounge with bay window and upgraded central fireplace. The property has also benefitted from a newly installed boiler.

The breakfast kitchen is fitted with a full range of modern wall, base and display cabinets complemented by integrated appliances including an oven and separate microwave, gas hob with extractor over, dishwasher and fridge freezer. Off the breakfast kitchen is a utility room with provision for washer/dryer and courtesy door to the rear.

In addition is a separate dining room, conservatory, large family room and WC.

To the first floor are five double bedrooms including a generous master bedroom with fitted storage and recently updated en-suite bathroom. A further house bathroom which has also been recently updated, includes a separate bath and shower and serves the other bedrooms.

Externally the property is proudly set back, approached by a sweeping drive flanked by grass borders and mature boundaries. To the rear is a wonderful garden fortunate to catch much of the days sun, mainly laid to lawn and enjoying a remarkable degree of privacy. Beyond the mature hedges are some gardens of other surrounding properties, adding to the tranquillity of the setting. There is a large attached double garage with electronically controlled doors.

In summary, a rare opportunity to secure a large detached home in a truly wonderful setting so close to the city centre.

LOCATION

Quietly located just off Stockton Lane in the popular Heworth area, Meadow Way is a prestigious development of thirteen substantial detached houses flanked on both sides by private lakes. Nearby Heworth Village has a charming range of independent shops and amenities. The shopping parks of Monks Cross and Vanguarde are within easy reach. The property falls within the catchment for highly regarded primary and secondary schooling.

Council Tax band: G



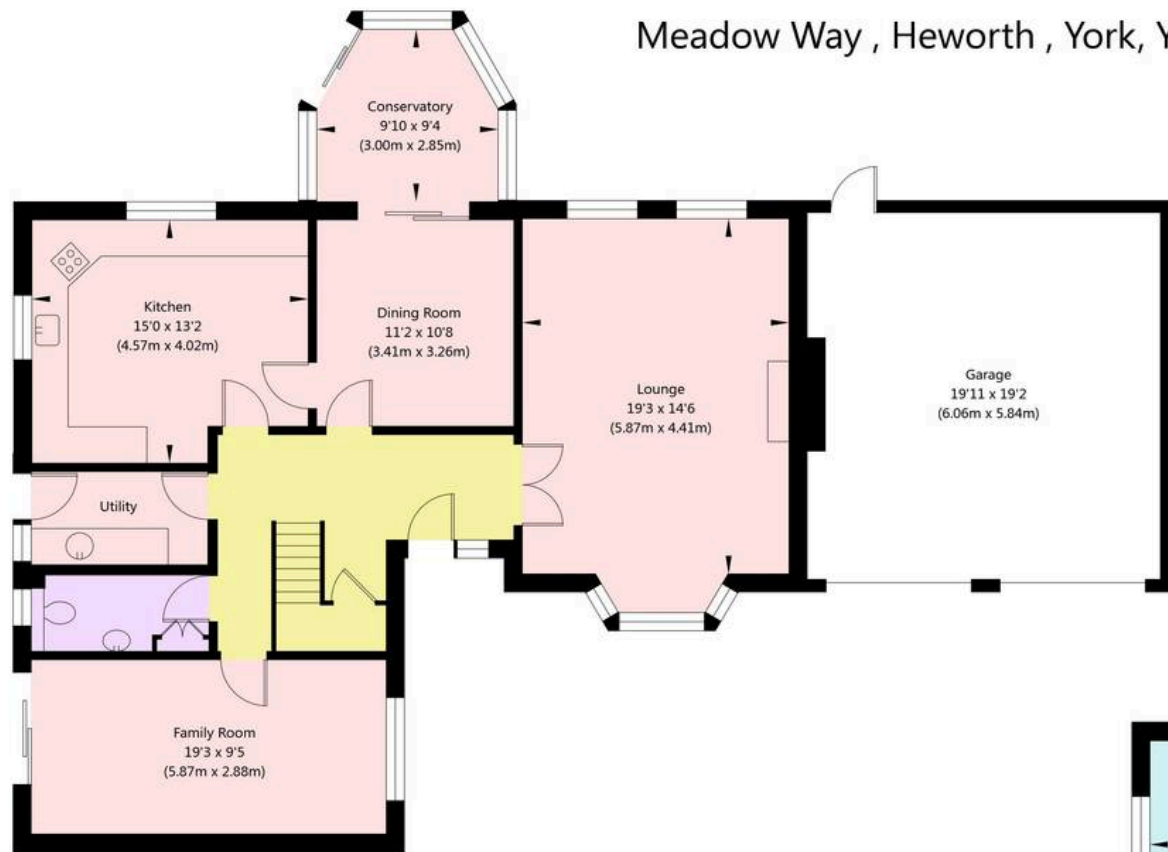








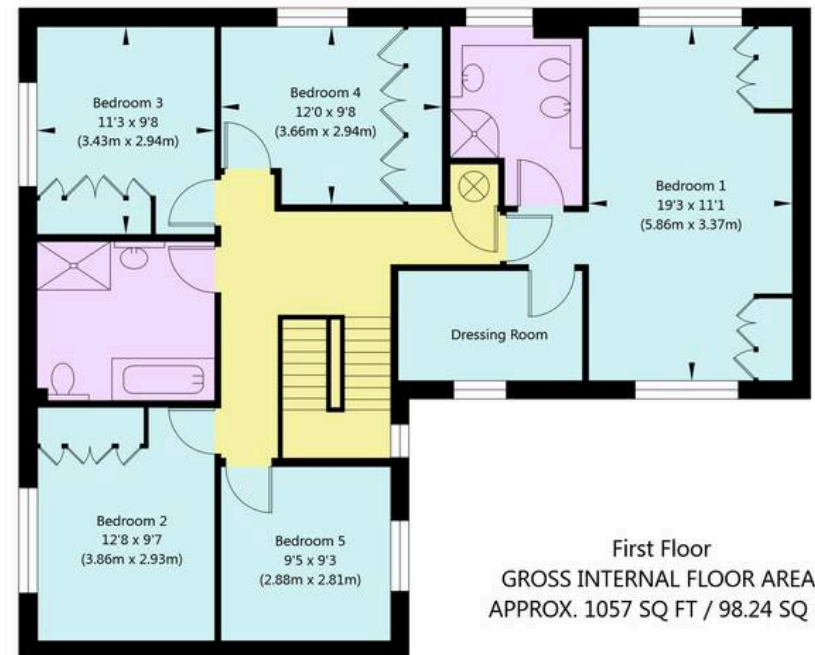
Meadow Way , Heworth , York, YO31 1EQ



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1151 SQ FT / 106.95 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2208 SQ FT / 205.19 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1057 SQ FT / 98.24 SQ M



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