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15 Wigginton Terrace, York

York

£435,000





An impressive three bedroom Victorian townhouse arranged over three floors, and located within close proximity to the centre of York. The well appointed accommodation offers a superb balance of period features and modern touches and offers views to the front over neighbouring allotments.

There are a wealth of period features starting with the victorian floor tiles in the entrance hallway and stained glass window on the porch door. The lounge features log burning stove with surround, large bay sash window with wooden shutters, decorative cornicing plus a bespoke cupboard and shelving in the alcoves. Beyond the lounge is the dining room, with further features including a gas stove and engineered oak flooring. French doors lead to the rear courtyard and offer an abundance of natural light.

The kitchen resides at the rear of the property, and includes wall and base units, Belfast sink, integrated appliances plus space for a further table and chairs for casual dining. A separate cloakroom/WC and useful utility room complete the ground floor accommodation.

Stairs from the entrance hallway lead to a first floor landing and two well-appointed bedrooms, the house bathroom and separate WC. The large Master bedroom is located at the front of the property and benefits from natural light from the two large windows. A further double bedroom includes a cast iron fireplace, and the spacious house bathroom includes bath with overhead shower, sink and plenty of inbuilt storage.

The versatile loft space has been converted to accommodate a third double bedroom and features exposed wooden beams, velux windows and an area for a home office. A modern three piece en-suite shower room has also been added.

Externally is a forecourt with wall and gate, with an enclosed courtyard garden to the rear. The charming courtyard has walled boundaries providing plenty of privacy plus space for outdoor table and chairs, ideal for al fresco dining.

In summary, a superb and grand Victorian gem, packed with features and charm, all within easy walking distance of the city centre.

LOCATION

Wigginton Terrace is a popular side road comprising of similarly attractive period homes, ideally located for those looking to be within easy walking distance of the city centre. Nearby is York St John University and close by are handy local amenities including two convenience stores. York District Hospital is also a very short distance away.

EPC Rating: D







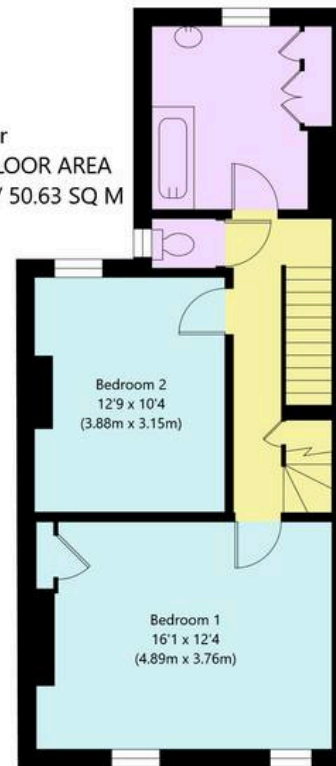


Wigginton Terrace, York, YO31 8JD

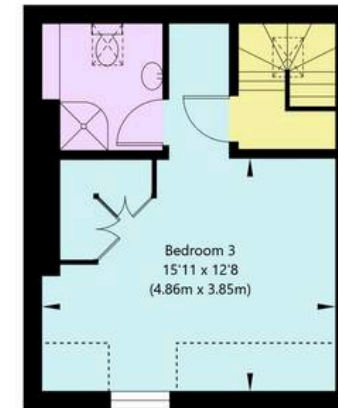
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 650 SQ FT / 60.38 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 545 SQ FT / 50.63 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 318 SQ FT / 29.55 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1513 SQ FT / 140.56 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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