

LANCASTER  
SAMMS

79 Vyner Street, York

York

Guide Price £600,000

Council Tax band: D

Tenure: Freehold

An elegant and substantial end townhouse close to York city centre, York District Hospital and Railway Station, boasting generous accommodation with the advantage of off-street parking and a garden\*.

Arranged over two floors, the property has retained a wealth of character including period fireplaces, mosaic tiling and sash windows. The property has been well maintained and offers an opportunity for further development and is offered with the advantage of vacant possession and no onward chain.

Dating from the turn of the century and constructed of attractive brick under a slate roof, the layout and design of the property is very representative of many of the fine Victorian townhouse's houses built at that time on the edge of the city centre.

An entrance vestibule and hallway lead to the principal living accommodation including the remarkable double aspect sitting room with bay windows to the front & side elevation.

There are two further reception rooms, including a bay fronted dining room and family room with original fitted storage, log burner and an area to sit and enjoy views of the garden.



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At the rear of the property is the kitchen with matching wall & base units, stainless steel sink & drainer, electric oven & gas hob. Integrated appliances include a fridge freezer and dishwasher. Beyond the kitchen is an inner hallway leading to a ground floor shower room and access to a small rear courtyard with brick construction stores and access to the shared alleyway.

A wide staircase leads to the first floor which boasts three double bedrooms, two with fireplaces and sash windows and a fourth single bedroom. All bedrooms are serviced by the house bathroom with separate WC.

Externally and unusually for this location, this property has the rare benefit of off-street parking for two vehicles through double electric gates. The property also has a garden, with an abundance of mature shrubs and well-established trees, a large lawned area, patio, fishpond, iron railings & hedged boundaries.\*

In summary, a period property offering grand proportions, private parking and gardens\*

\*The garden / off street parking area of land is owned by City of York Council and is currently leased at a cost of £400 for a 15 year period (from August 2016). We have been advised that the council would have no objection to granting a similar licence to any potential new owners, subject to conditions on the licence. Any further details should be obtained and clarified by your solicitor.



















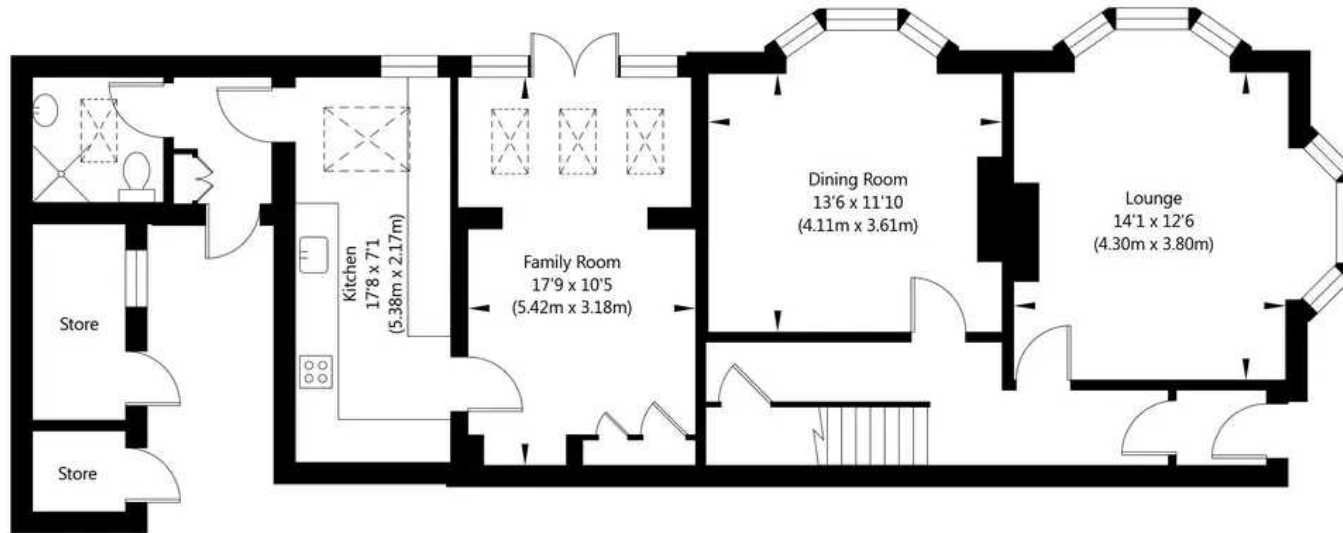




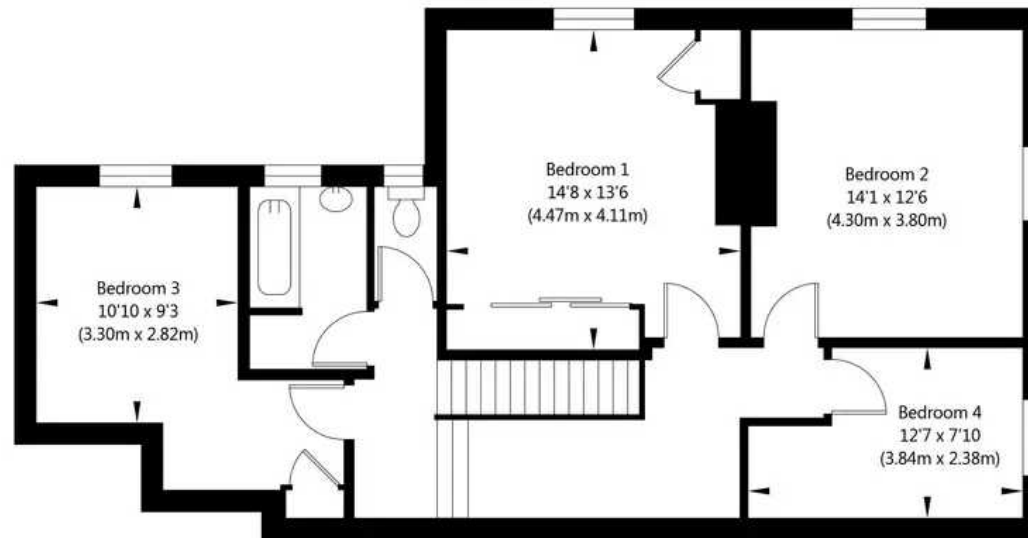








Ground Floor - (Excluding Stores)  
GROSS INTERNAL FLOOR AREA  
APPROX. 914 SQ FT / 84.92 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 844 SQ FT / 78.42 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1758 SQ FT / 163.34 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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