

LANCASTER
SAMMS

21 Hempland Lane, York

York

£660,000



An impressive detached 1930's home on a generous plot in one of York most favoured areas. The property has been recently updated and remodelled to present as a practical and sociable family home, whilst retaining numerous character features.

Internally a welcoming panelled hallway with WC leads to the principal reception rooms including the bay fronted lounge with parquet flooring, reproduction fireplace and bay with plantation shutters. The centrepiece of the house is the impressive open plan dining kitchen which includes a contemporary kitchen and generous dining area, feature stove and bay window opening onto the rear. The kitchen includes a full complement of integrated appliances including a double oven, ceramic hob, fridge freezer and inset sink/drain. A door of the kitchen leads to a study and utility room.

To the first floor are three well proportioned bedrooms (all with recently fitted storage) including two generous double rooms both with bays. Also to the first floor is the house bathroom suite.

Externally is a large drive providing ample off street parking and secure fenced boundaries. There are tidy lawned gardens to the side and rear including a large raised decked area and shed.

In summary this stylish home is offered in an absolute walk in condition and includes a newly installed boiler.

AGENTS NOTE: The property has valid planning permission for single storey front and rear extensions and two storey side extension following demolition of existing garage. Further information can be viewed on the City of York Council Planning Portal Ref. **22/02428/FUL**









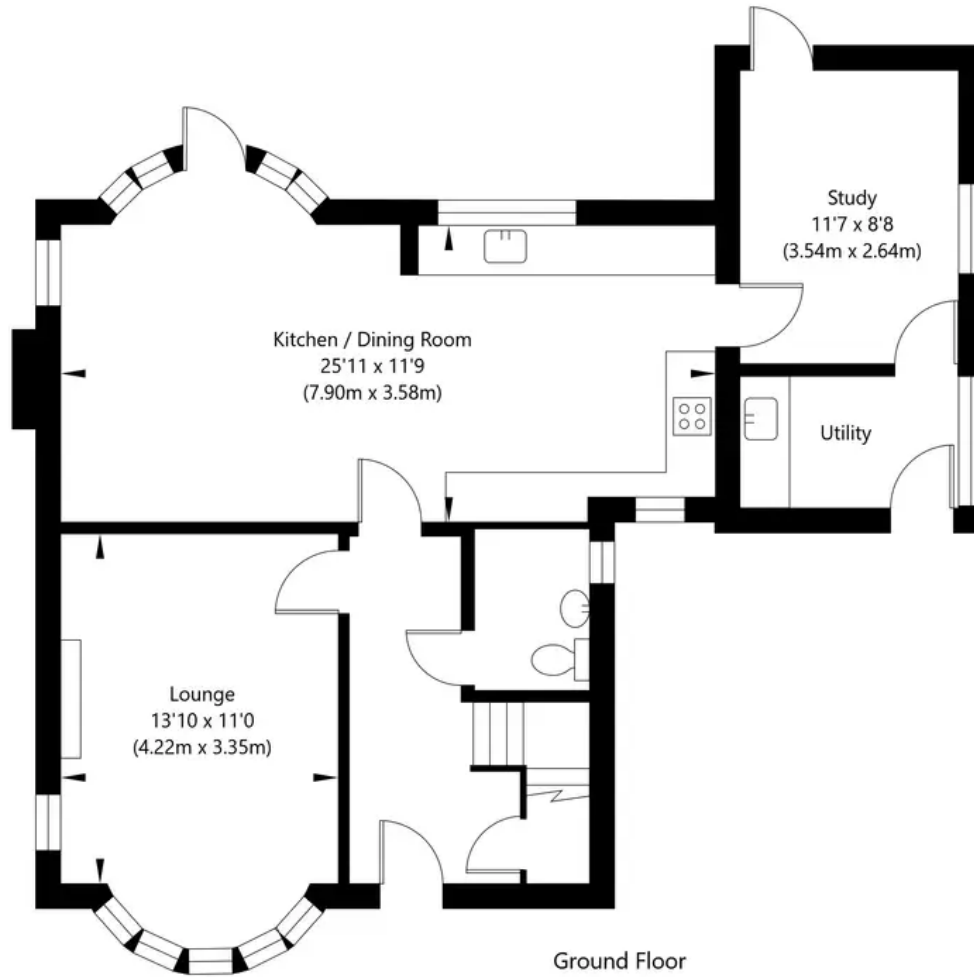




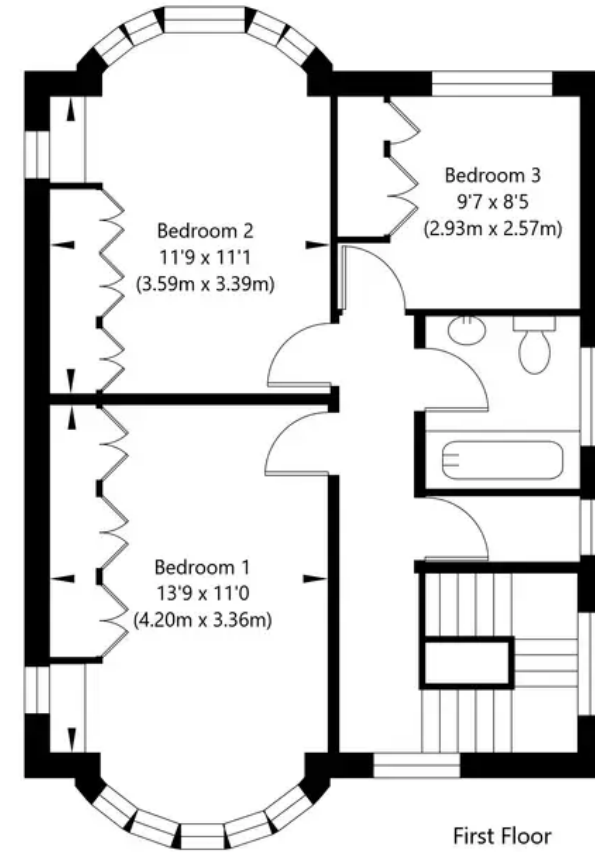




Hempland Lane, York, YO31 1AZ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 788 SQ FT / 73.24 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 581 SQ FT / 54 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1369 SQ FT / 127.24 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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