

LANCASTER
SAMMS

21 Markham Crescent, York

York

£425,000



Situated in a desirable location within walking distance to York city centre, this immaculately presented three bedroom terrace house offers a wealth of period features throughout including sash windows, cornicing and feature fireplaces.

Upon entering the property through a vestibule, the property then opens to a bright entrance hallway with mosaic tile flooring leading to the principal reception rooms. The lounge is bay fronted with sash windows which are fitted with plantation shutters. A log burning stove and hearth are perfectly placed in this charming room.

A separate dining room offers ample space for a dining table and chairs plus useful alcove storage. The kitchen includes lots of storage space from fully fitted wall and base units, range cooker and integrated appliances. There is space for a further breakfast seating area, plus the convenience of a separate utility room including sink.

Stairs from the hallway lead to the first floor accommodation, including two well proportioned double bedrooms. Both include feature fireplaces and a useful storage cupboard. A third bedroom and modern three piece house bathroom suite complete the first floor accommodation.

Externally this attractive property sits behind a forecourt with dwarf brick wall and a selection of low maintenance plants and shrubs. To the rear is a private walled courtyard with patio seating and space for a further bench and potted plants.

In summary, an attractive Victorian terrace in a popular location, offering easy access to a range of amenities, including shops, restaurants, schools, and transport links, making it an ideal choice for buyers.

LOCATION

Markham Crescent is a popular side road comprising of similarly attractive period homes, ideally located for those looking to be within easy walking distance of the centre. Nearby is York St John University and within a half mile there is a wide range of handy local amenities including shops, cafes and public houses. The York District Hospital is just a short walk away.

Council Tax band: C

Tenure: Freehold

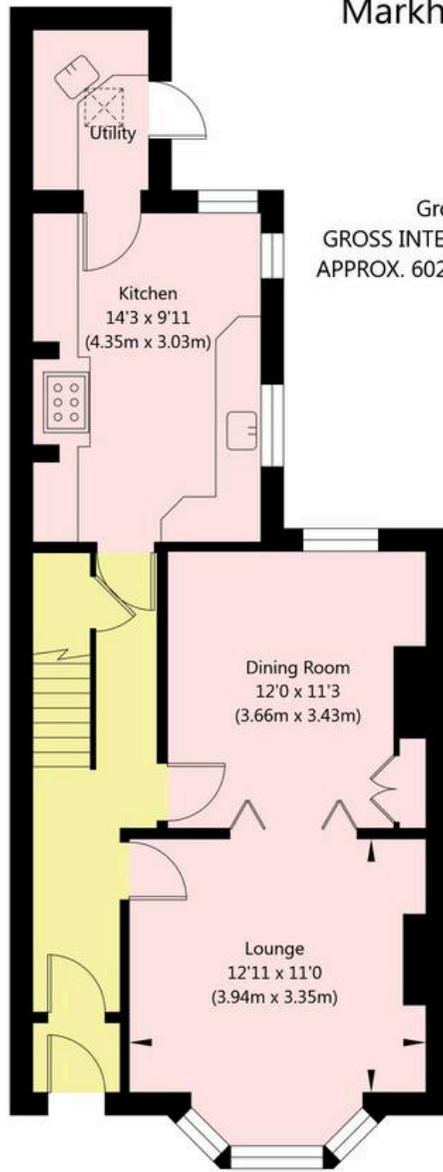




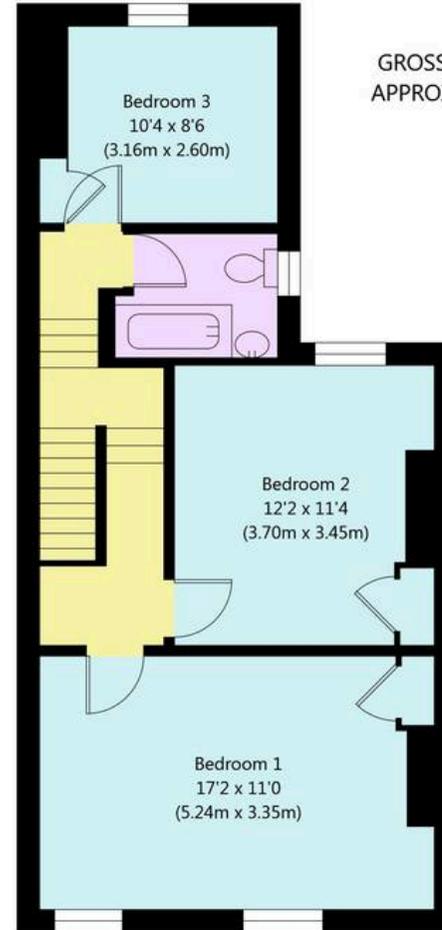




Markham Crescent, York, YO31 8NS



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 602 SQ FT / 55.94 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 558 SQ FT / 51.83 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1160 SQ FT / 107.77 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.





Lancaster Samms

27 High Petergate, York - YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

LANCASTER
SAMMS