



**Lytham**  
Estate Agents

Lytham Estate Agents  
2a Clifton Square  
Lytham  
Lancashire FY8 5JP

Telephone  
**01253 796996**

E-mail  
[info@lythamestateagents.co.uk](mailto:info@lythamestateagents.co.uk)  
Web  
[www.lythamestateagents.co.uk](http://www.lythamestateagents.co.uk)



**17 York Road, St Annes, FY8 1HP**

**£495,000**

*A Spacious Detached Five Bedroom Family Home Situated Within Easy Reach of St Annes Square and the Sea Front. The Property Briefly Comprises: Entrance Hall, Lounge, Living Room, Dining Kitchen, Utility Room, Sitting Room, Five Bedrooms, Two En-Suites, Family Bathroom, Attractive Gardens to the Front And Rear And Additional Annexe with Open Plan Living Dining Kitchen, Double Bedroom And Wet Room.*





### Entrance Vestibule

Wooden exterior door to the side and sash window to the front. Cupboard housing fusebox. Step up with door leading to:

### Entrance Hall



Leaded sash windows to the front and side. Turned staircase leading to the first floor. Coving, antique style radiator, decorative original fireplace, ceiling light. Picture rail, telephone point and useful cloaks area with bench. Doors leading to the following rooms:

### Lounge



Sash windows to the front bay and to the side. Fireplace with granite back and hearth and inset gas fire. Antique style radiators, coving, ceiling light, spot lighting to bay, TV aerial point and decorative wood panelling to walls.

### Inner Hall

Tiled flooring, ceiling light and doors to the following rooms:

### Utility Room

Steps down from the Inner Hall. Obscure sash window to the side. Part tiled walls, tiled flooring, shelving, strip lighting and space and plumbing for washing machine and tumble dryer. Floor standing Worcester vintage boiler.

### WC

Obscure sash window to the side. Two piece white suite, comprising: wall mounted wash hand basin with twin chrome taps and WC. Tiled flooring, part tiled walls, ceiling light and wall mounted vanity cabinet.

### Living Room



Double glazed doors and windows to the rear, leading to the rear garden. Cast iron wood burning fire set into original fireplace. Wood flooring, period features, coving, ceiling light, picture rail, storage cupboards and shelving.

### Dining Kitchen



Exterior door with glazed leaded window panel and sash windows to one side. Double glazed doors and windows to the other side, leading to the rear garden. Range of fitted wall and base units incorporating wood and laminate work surface and inset ceramic 1 ½ bowl sink and drainer with mixer tap. Integrated Electrolux microwave and space for range cooker with built-in illuminated extractors above. Tiled flooring, part tiled walls, spot lighting, ceiling light, TV aerial point, space for dining table and chairs. Door with stained glass leaded panel leads to:

### Sitting Room

Sash windows and Double glazed French doors to the sides. Ceiling light and fitted cupboard housing Alpha combi boiler for the annexe. Door leading to the annexe.

### First Floor Landing

Leaded sash window to the side. Picture rail and ceiling lights. Doors leading to the following rooms:



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### Master Bedroom



Sash windows to the front bay with fitted window seat and storage below. Range of fitted wardrobes. Ceiling light, picture rail, TV aerial point and radiators. Door to:

### En-Suite



Obscure sash window to the side. Four piece white suite, comprising: panelled bath with central chrome mixer tap; step-in shower enclosure with glass screen and sliding door, wall mounted controls, overhead rain shower and handheld shower attachment on riser rail; pedestal wash hand basin with twin chrome taps; and WC. Wall mounted vanity cabinets, white ladder towel radiator, spot lighting, tiled flooring and wood panelled walls.

### Bedroom Two



Sash windows to the front and side. Range of fitted storage cupboards and original desk. Laminate flooring, picture rail, ceiling lights, telephone point, TV aerial point and radiator.

### Bedroom Three



Sash windows to the rear. Fitted storage cupboard, picture rail, ceiling light, laminate flooring, radiator and decorative fireplace.

### Bedroom Four



Sash window to the rear. Fitted storage cupboard, picture rail, radiator, ceiling light and decorative fireplace.

### Family Shower Room



Obscure sash window to the side. Three piece white suite, comprising: walk-in shower enclosure with glass screen, wall mounted controls, overhead rain shower and handheld shower attachment on riser rail; vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Tiled flooring, part tiled walls, part wood panelled walls, ceiling light, chrome ladder style towel radiator and wall mounted vanity cabinet.



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### Bedroom Five Access

Door from the first floor landing. Staircase leading to the second floor.

### Bedroom Five

Aforementioned staircase from the first floor. Sash window to the front and skylight window to the side. Range of fitted storage cupboards, TV aerial point and ceiling lights. Door to:

### En-Suite

Window to the rear. Three piece white suite, comprising: corner panelled bath with chrome mixer tap and handheld shower attachment; pedestal wash hand basin with chrome mixer tap; and WC with push button flush. Feature beams, tiled splash backs, extractor fan, radiator and wall lights.

### Annexe Living Dining Kitchen



Double glazed doors and windows to the side, leading to the rear garden. Sash windows to the other side. Range of fitted wall and base units with granite work surface and undermount single bowl stainless steel sink with chrome mixer tap. Integrated Hotpoint oven, four ring induction hob and illuminated extractor above. Ceiling light, wood flooring, TV aerial point and antique style radiator. Door to:

### Annexe Hallway

Wooden exterior door with glazed leaded panel to the side, affording private access from the Annexe. Wood flooring, ceiling lights and antique style radiator. Doors leading to the following rooms:

### Annexe Bedroom



Sash windows to both sides. Range of fitted wardrobes, loft access hatch, ceiling light and antique style radiator.

### Annexe Wet Room



Sash windows to the side. Three piece suite, comprising: wet room shower area with accessible height chrome mixer tap, overhead rain shower and handheld shower attachment on riser rail; wall mounted wash hand basin with chrome mixer tap; and WC with concealed cistern and push button flush. Chrome ladder style towel radiator, shaver point, wall mounted mirror, spot lighting and extractor fan.

### External

To the front, shrubbery offers privacy to the laid to lawn garden with paved paths leading to the front door and round both sides. External lighting.

To the rear, the garden is mostly laid to lawn with paved patio areas, timber summer house and a variety of plants, shrubs and trees.



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#### **Additional Information**

Tenure - Freehold

Council Tax Band - F

#### **EPC Results**

Current Energy Efficiency Rating - E (46)

Potential Energy Efficiency Rating - C (72)

Current Environmental Impact Rating - F (36)

Potential Environmental Impact Rating - D (63)

#### **Disclaimer:**

We take every care to ensure that details shown are correct. However, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated the condition of the heating system, electric appliances and any fittings in the sale are not known and have not been tested by Lytham Estate Agents. We therefore cannot offer any guarantees in respect of them.



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Floor Plans

